



Offers In Excess Of £385,000

4 Bedroom Detached House for sale
11 WILSON WAY, BURTON-ON-TRENT





Overview

VIRTUAL TOUR AVAILABLE Beautifully presented four-bedroom detached family home offering spacious and versatile living throughout, including a generous lounge, modern kitchen diner, utility room, and ensuite to the principal bedroom. Benefiting from a private rear garden, driveway parking, and detached garage-ideal for modern family living.



Key Features

- **VIRTUAL TOUR AVAILABLE**
- Call 24/7 or visit our EweMove website
- Four-bedroom detached family home
- Spacious and versatile living accommodation
- Modern kitchen diner with integrated appliances
- Separate utility room and ground floor W/C
- Principal bedroom with fitted wardrobes and ensuite
- Private rear garden with patio and lawn
- Driveway parking and detached garage
- Close proximity to The de Ferrers Academy





Set within the ever-popular Wilson Way development, this impressive four-bedroom detached home enjoys a peaceful position within a quiet close, perfectly placed for nearby woodland walks, well-regarded schools, local amenities, and excellent commuter links. Beautifully presented throughout and thoughtfully designed for modern family living, this property offers generous proportions.

Stepping inside, you are welcomed by a bright and inviting entrance hallway, complete with a convenient ground floor W/C, useful under-stair storage, and stairs rising to the first floor. To the right, the spacious living room provides a warm and comfortable setting for relaxing with family or entertaining guests. This elegant space flows effortlessly to the outside with French doors, bathed in natural light and offering a tranquil spot to unwind while enjoying views over the garden.

At the heart of the home lies the stunning kitchen diner, a truly sociable and functional space designed with both style and practicality in mind. Fitted with a range of modern white gloss wall and base units, complemented by quality work surfaces and integrated appliances, this room is perfect for everyday family life and hosting alike. There is ample space for a large dining table, creating a natural hub for gatherings. A separate utility room sits just off the kitchen, providing additional storage, appliance space, and direct access to the garden.



Upstairs, the property continues to impress with four generously sized bedrooms. The principal bedroom offers a peaceful retreat, complete with fitted wardrobes and a contemporary ensuite shower room. Bedrooms two and three are both comfortable doubles, while bedroom four, also capable of accommodating a double bed, offers flexibility as a guest room, home office, or dressing room. The family bathroom is finished to a modern standard and features a bath with shower over, wash basin, and W/C.

Outside, the home boasts a well-maintained and private rear garden,

thoughtfully arranged with a paved patio area ideal for outdoor dining, a lawn for family enjoyment, and attractive planted borders providing a pleasant backdrop. To the side, a driveway offers off-road parking and leads to a detached garage, while the front garden is designed for low maintenance with decorative finishes enhancing kerb appeal.

Combining spacious interiors, stylish finishes, and a highly desirable location, this exceptional home offers the perfect balance of comfort, practicality, and lifestyle-ideal for families seeking a place to truly call home.

ADDITIONAL INFORMATION (Purchasers are advised to verify the details through their legal representative.)

Tenure: Freehold

Property Construction: Traditional.

Parking: Single garage & private driveway

Electricity Supply: Mains connected.

Water Supply: Mains connected.

Sewerage: Mains drainage.

Heating: Gas central heating.

Conservation Area: No.

Tree Preservation: No.

Broadband: Superfast Fibre available (For confirmation of speed and availability, please refer to Ofcom's broadband checker.)

Mobile Signal Coverage: Good (Please check specific coverage through Ofcom's mobile checker.)

EPC rating: C.

Council Tax rating: E.

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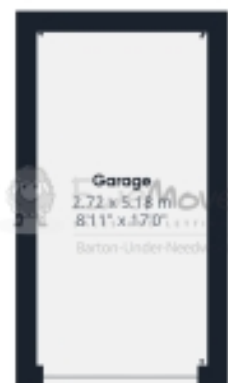
Floorplans



Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2



Approximate total area[®]

122.1 m²

1315 ft²

Reduced headroom

0.8 m²

9 ft²

(1) Excluding balconies and terraces

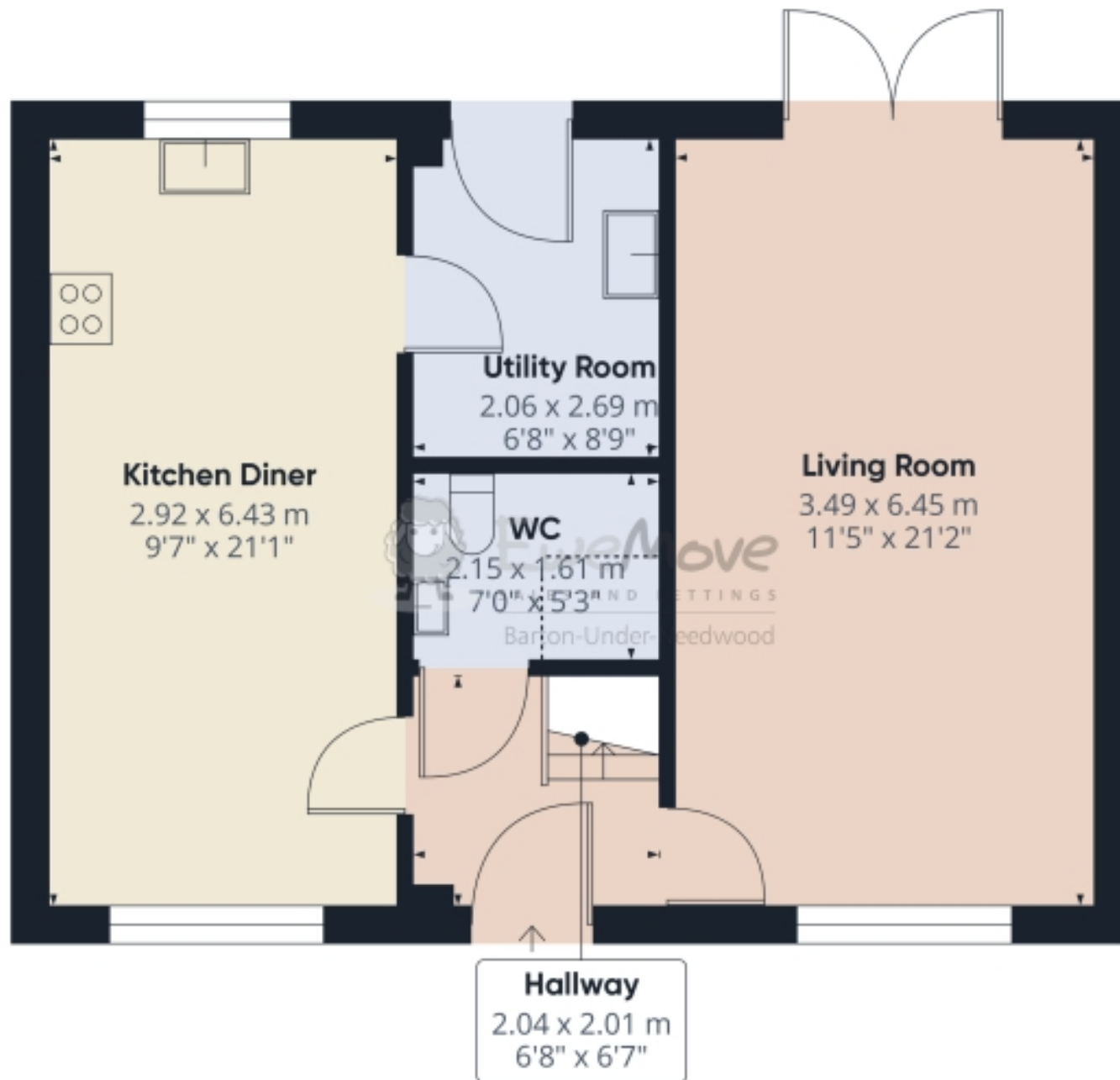
Reduced headroom

----- Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Floorplans



Floor 0 Building 1



Approximate total area⁽¹⁾

55.8 m²
601 ft²

Reduced headroom

0.8 m²
9 ft²

(1) Excluding balconies and terraces

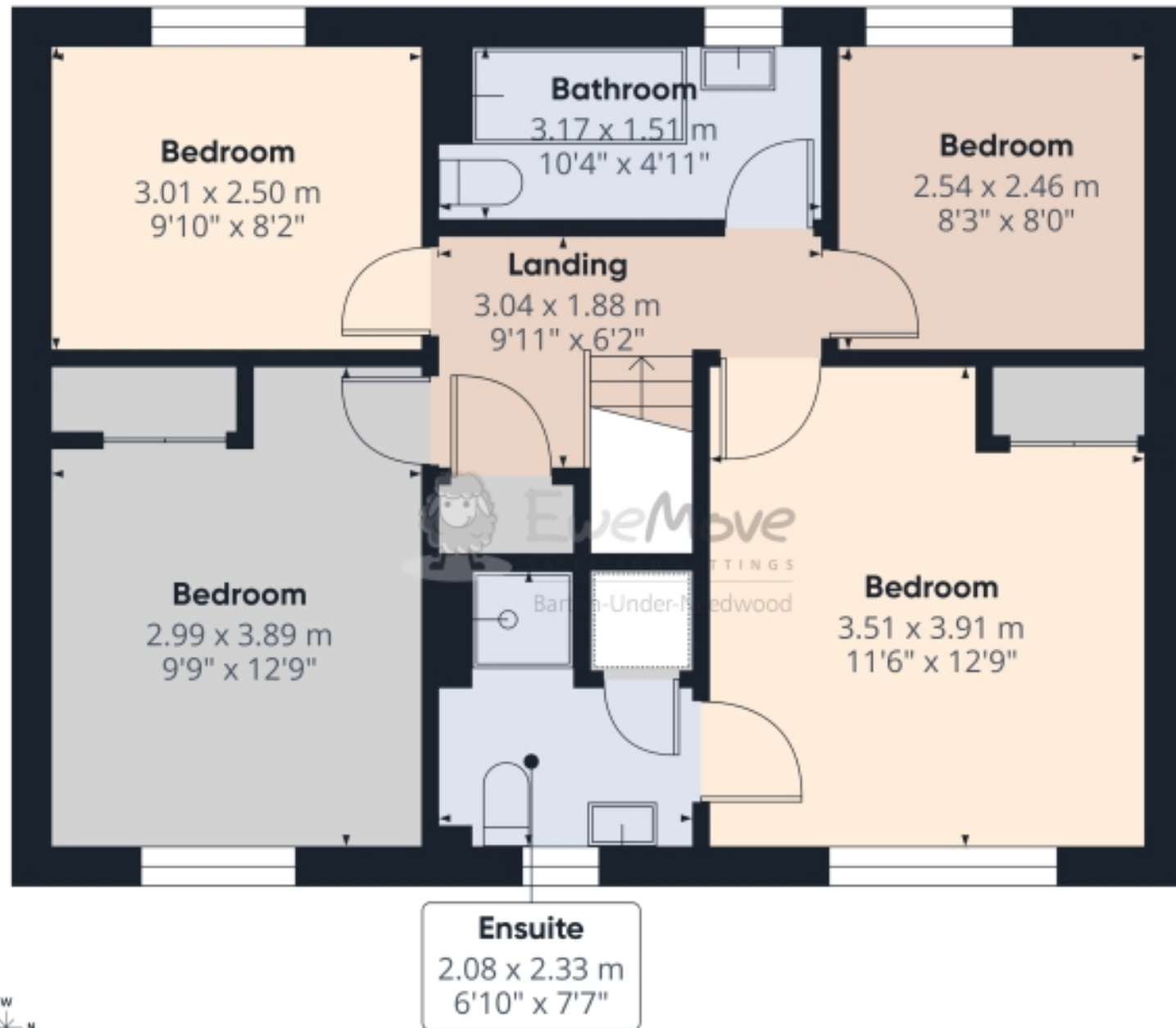
Reduced headroom

----- Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Floorplans



Approximate total area*
52.1 m²
561 ft²

(*) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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EPC

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	79 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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