



Mayflower Drive, Burton-on-Trent

 4  2  1

£220,000



## Key Features

- Impressive Family Home
- Four Bedrooms
- Convenient Location Close To Burton Town Centre
- High Energy Efficiency Rating
- Immediate Vacant Possession
- Excellent Storage Throughout
- EPC rating B
- Freehold





Situated in this pleasant development on the fringe of Burton town centre this three storey modern home is sure to be of great interest for a discerning family purchaser. The well laid out home provides accommodation comprising: - entrance hall with cloak room and understairs storage cupboards off, utility and large open plan living dining kitchen. On the first floor a landing leads to two bedrooms and bathroom and on the second floor is the master bedroom with en-suite and a further bedroom. Outside to the front is parking allocation for two vehicles and a small fore garden and there is a pleasant enclosed rear garden.

#### Accommodation In Detail

Composite entrance door with obscure porthole style double glazed insert and obscure glazed light to side leading to:

#### Impressive Entrance Hall

having staircase rising to first floor, fitted smoke alarm, one central heating radiator, useful understairs storage cupboard and separate storage cupboard containing Ideal condensing combi gas fired central heating boiler.

#### Guest Cloak Room

having low level wc with concealed cistern, vanity wash basin with cupboard under, low intensity spotlights to ceiling and fitted extractor vent.

#### Utility Room 1.42m x 2.2m (4'8" x 7'2")

having a range of fitted work surfaces and cupboards, one central heating radiator, fitted extractor vent and low intensity spotlights to ceiling.

#### Fabulous Open Plan Living Dining Kitchen 4.4m x 5.13m (14'5" x 16'10")

featuring:

#### Kitchen Area 2.47m x 4.43m (8'1" x 14'6")

having a range of distressed matt grey fronted base and eye level units with complementary rolled edged working surfaces, four ring AEG gas hob with oven under and extractor over, integrated fridge/freezer, integrated dishwasher, stainless steel and draining unit and low intensity spotlights to ceiling.

#### Living Area 2.67m x 4.43m (8'10" x 14'6")

having one central heating radiator, large Upvc double glazed picture window and French doors opening out to the rear garden.

#### On The First Floor

#### Landing

having fitted smoke alarm and staircase rising to second floor.

#### Bedroom Three 2.31m x 3.87m (7'7" x 12'8")

having large Upvc double glazed window to rear elevation and one central heating radiator.

#### Bedroom Four 2.83m x 2.04m (9'4" x 6'8")

having large Upvc double glazed window to rear elevation and useful full height store/wardrobe.

#### Bathroom

having modern white suite comprising panelled bath with mixer taps and thermostatically controlled shower over together with glass and chrome screen, wall mounted wash basin, low level wc with concealed cistern, heated chrome ladder towel radiator, low intensity spotlights to ceiling and fitted extractor vent.



## On The Second Floor

### Landing

having access to loft space, useful overstairs store/wardrobe and fitted smoke alarm.

### Master Bedroom 2.48m x 4.52m (8'1" x 14'10")

having large Upvc double glazed window to rear elevation and one central heating radiator.

### En-Suite Shower Room

having over-sized shower with thermostatically controlled Drenche shower, vanity wash basin with drawer under, low level wc with concealed cistern, heated chrome ladder towel radiator, fitted shaver point, obscure Upvc double glazed window to front elevation, low intensity spotlights to ceiling and fitted extractor vent.

### Bedroom Two 1.88m x 2.83m (6'2" x 9'4")

having useful overstairs store/wardrobe and Upvc double glazed window to rear elevation.

### Outside

To the front of the home is allocated parking for two vehicles and there is a small fore garden. To the rear is a pleasant enclosed mainly lawned garden screened by timber fencing, there is a pleasant patio area, outside lighting, water and electrical socket.



## Services

All mains services are believed to be connected to the property.

## Measurement

The approximate room sizes are quoted in metric. The imperial equivalent is included in brackets.

## Tenure

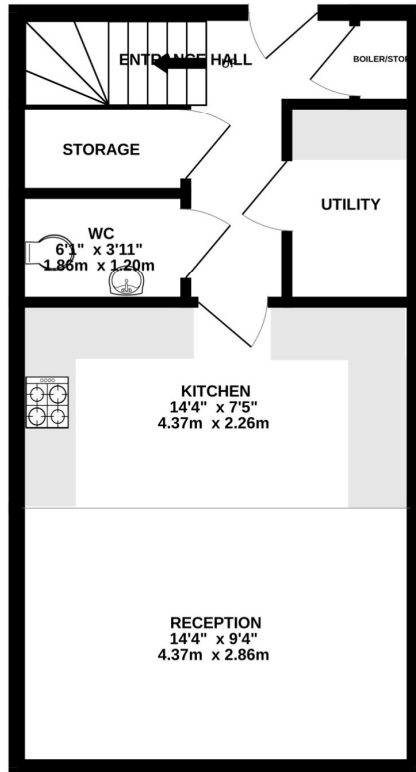
Freehold - with vacant possession upon completion. Newton Fallowell recommend that purchasers satisfy themselves as to the tenure of the property and we would recommend that they consult a legal representative such as a Solicitor appointed in their purchase.

## Note

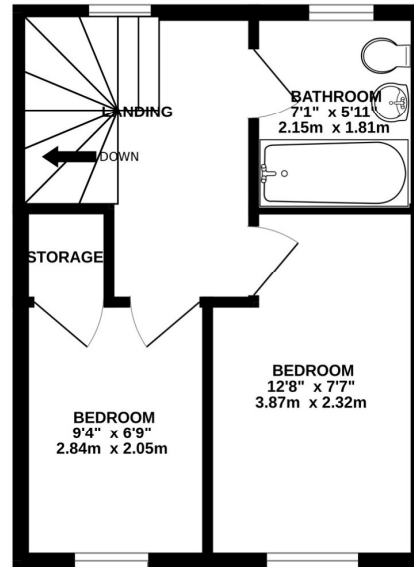
The services, systems and appliances listed in this specification have not been tested by Newton Fallowell and no guarantee as to their operating ability or their efficiency can be given. Anti-Money Laundering Regulations – Intending purchasers will be required to provide identification documents via our compliance provider, Coadjute, at a cost of £45 plus VAT per transaction. This will need to be actioned at the offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.



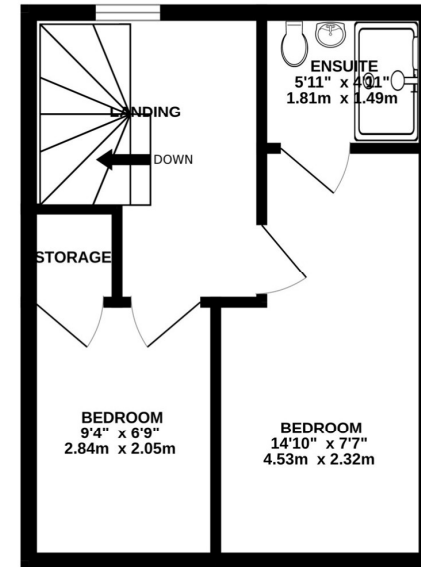
GROUND FLOOR  
391 sq.ft. (36.3 sq.m.) approx.



1ST FLOOR  
283 sq.ft. (26.3 sq.m.) approx.



2ND FLOOR  
283 sq.ft. (26.3 sq.m.) approx.



TOTAL FLOOR AREA : 957 sq.ft. (88.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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