



Knight Drive, Burton-on-Trent



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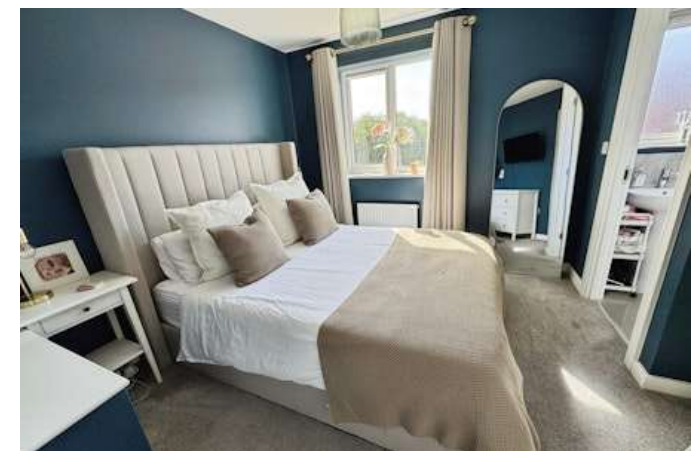
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£235,000



Key Features

- Well Presented Semi Detached Home
- Secluded Setting Adjacent To Open Countryside
- Ample Parking
- Gardens To Front & Rear
- Open Plan Dining Kitchen
- Master Bedroom With En-Suite
- EPC rating B
- Freehold





A very well presented semi detached home in a secluded setting at the head of a cul de sac. Standing adjacent to open fields this is a peaceful location with the property being complemented by gardens to front and rear and ample car standing space. In brief the accommodation comprises: - reception hall with cloak room, lounge, open plan dining kitchen and on the first floor a landing leads to the master bedroom with en-suite shower room, two further bedrooms and bathroom.

Accommodation In Detail

Entrance door leading to:

Reception Hall

leading to:

Guest Cloak Room

having wc, wash basin, tiled splashback, one central heating radiator and tiling to floor.

Lounge 4.26m x 3.47m (14'0" x 11'5")

having one central heating radiator, window to front elevation and door to inner lobby.

Inner Lobby

having staircase to first floor, one central heating radiator and tiling to floor.

Dining Kitchen 4.55m x 2.62m (14'11" x 8'7")

having stainless steel with mixer tap set into marble effect work top with base cupboards and drawers under, integrated dishwasher, built-in oven, four ring gas hob, integrated fridge/freezer, matching wall mounted cupboards, extractor canopy, tiling to walls, concealed boiler, tiling to floor, built-in storage cupboard/pantry and window and French doors to rear garden.

On The First Floor

Landing

leading to:

Bedroom One 3.31m x 3.05m (10'11" x 10'0")

having one central heating radiator and window to front elevation.

En-Suite

having twin sized shower cubicle with tiling to walls, wc, wash basin with tiled splashback, one central heating radiator, tiling to floor, window to front elevation.

Bedroom Two 2.23m x 3.12m (7'4" x 10'2")

having one central heating radiator and window to rear elevation.

Bedroom Three 2.22m x 2.08m (7'4" x 6'10")

having one central heating radiator and window to rear elevation.

Bathroom

having three piece white suite comprising bath, wc, wash basin, one central heating radiator and tiled surrounds.

Outside

There is a driveway providing parking for two cars and a lawned fore garden with pedestrian access to the rear. To the rear is an enclosed garden with paved patio area and lawn.

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.

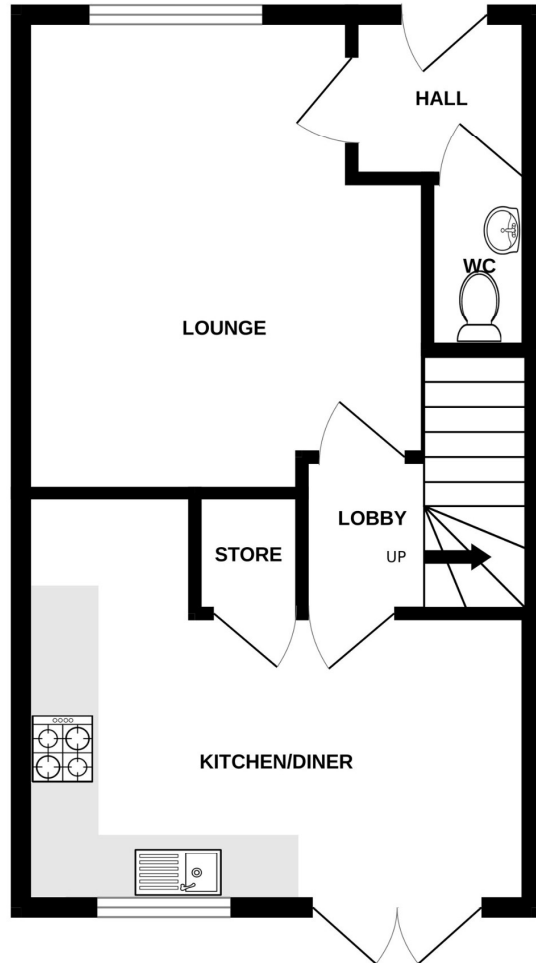
Tenure

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.

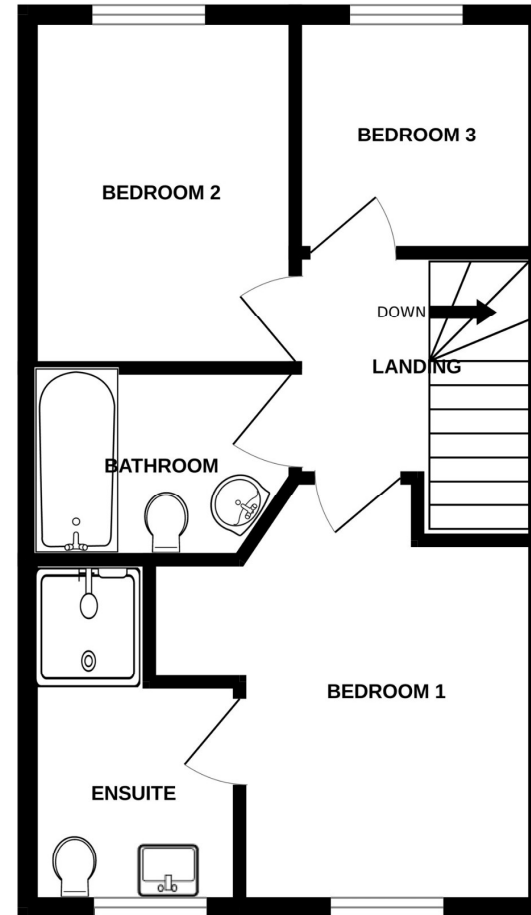
Note

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
388 sq.ft. (36.0 sq.m.) approx.



1ST FLOOR
388 sq.ft. (36.0 sq.m.) approx.



TOTAL FLOOR AREA : 775 sq.ft. (72.0 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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Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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