



HOPKINS & DAINTY

ESTATE AGENTS



Barker Round Way, Burton-On-Trent, DE14 2DN

£190,000

NO UPWARD CHAIN

OPEN 7 DAYS A WEEK - HOPKINS & DAINTY of TICKNALL are pleased to offer this modern three storey town house, in a popular residential estate.

The accommodation comprises: entrance hall which leads into the lounge and rear kitchen/diner with patio doors opening onto the garden; along with a Guest WC. On the first floor, there are two spacious bedrooms and the main bathroom. On the top floor is the master bedroom with an En-suite shower room and fitted wardrobes.

The property has gas central heating and double glazing. Externally, there is a delightful rear garden and a numbered parking space in the adjacent car park.

If you would like to see this home for yourself, feel free to let us know when you are available. We are open 7 days a week.

Entrance Hall



Accessed via a double glazed entrance door. With laminate flooring, a radiator, stairs rising to the first floor and door to:

Lounge 13'8" x 10'5" max. (4.18 x 3.19 max.)



Generous sitting room with laminate flooring, a radiator, double glazed front window and door to:

Kitchen/Diner 13'5" x 10'1">7'2" (4.11 x 3.09>2.19)



Spanning the full width of the property, with a fitted range

of base and wall units and worktops with an inset sink and drainer. There is a built in electric oven, gas hob and hood, along with space for further appliances including plumbing for a washing machine. Tiled flooring, a radiator, boiler cupboard housing the wall mounted gas boiler, double glazed rear window and sliding patio doors opening onto the garden. Door to:

Guest WC



Two piece suite comprising WC and wash hand basin. With tiled flooring, a radiator, extractor vent and part sloping ceiling.

First Floor Landing



With a radiator and doors leading off.

Bedroom 2 13'6" x 9'1">8'4" (4.14 x 2.78>2.55)



Measurements include the wardrobe.

Rear double bedroom spanning the full width of the property. With a radiator, fitted wardrobe and double glazed rear window.

Bedroom 3 8'11" x 6'7" (2.72 x 2.02)



Single bedroom with a radiator and double glazed front window.

Bathroom 6'7" x 5'7" (2.01 x 1.71)



Three piece suite comprising bath, wash hand basin and WC. With tiled splashbacks, a radiator, ceiling spotlights and an extractor vent.

Front Landing



With a radiator, double glazed front window and stairs leading to:

Master Bedroom 11'6" x 10'3" (+stairs) (3.51 x 3.13 (+stairs))



Spacious master bedroom with a large built in wardrobe. Two radiators, part sloping ceiling, access to the loft space, a double glazed front dormer window and door to:

En-Suite 8'1" x 5'4" max. (2.47 x 1.64 max.)



Three piece suite comprising shower, wash hand basin and WC. With tiled splashbacks, a radiator, part sloping ceiling and a double glazed Velux roof light.

Rear Garden



Low maintenance garden comprising patio seating area and an artificial grass lawn. With fencing to the boundary and gated access to the parking area.

Parking



At the side of the property there is a communal parking area with a numbered space for this house.

Important Information

These sales details are produced in good faith with the approval of the vendors and are given as a guide only. If there is any point which is of specific importance to you, please check with us first, particularly if travelling some distance to view the property. Please note that we have not tested any of the appliances or systems at this property and cannot verify them to be in working order. Unless otherwise stated fitted items are excluded from the sale, such as carpets, curtains, light fittings and sheds. These sales details, the descriptions and the measurements therein do not form part of any contract and whilst every effort is made to ensure accuracy this

cannot be guaranteed. Nothing in these details shall be deemed to be a statement that the property is in good structural condition or otherwise. Purchasers should satisfy themselves on such matters prior to purchase. Any areas, measurements or distances are given as a guide only. Photographs are taken with a wide angle digital camera. Nothing herein contained shall be a warranty or condition and neither the vendor or ourselves will be liable to the purchaser in respect of any mis-statement or misrepresentation made at or before the date hereof by the vendor, agents or otherwise. Any floor plan included is intended as a guide layout only. Dimensions are approximate. Do Not Scale.

Ground Floor

Approx. 30.3 sq. metres (325.9 sq. feet)



First Floor

Approx. 31.0 sq. metres (334.2 sq. feet)



Second Floor

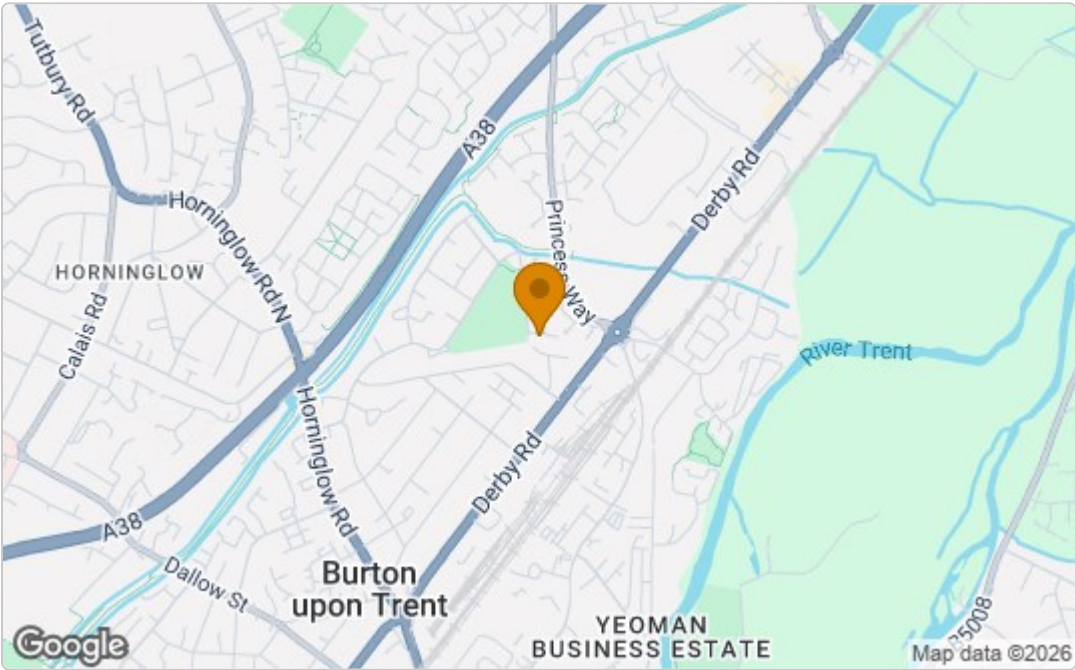
Approx. 21.6 sq. metres (232.7 sq. feet)



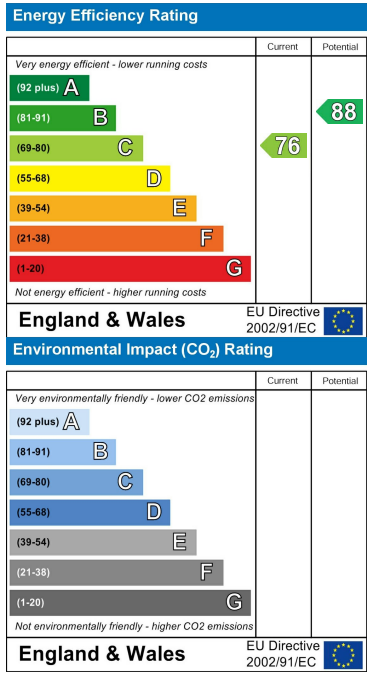
Total area: approx. 82.9 sq. metres (892.8 sq. feet)

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Plan produced using PlanUp.

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.