

**4 Bedroom House - Detached**  
**located on Bullfurlong Lane,**  
**Burbage**  
**£540,000**

**UP Estates**



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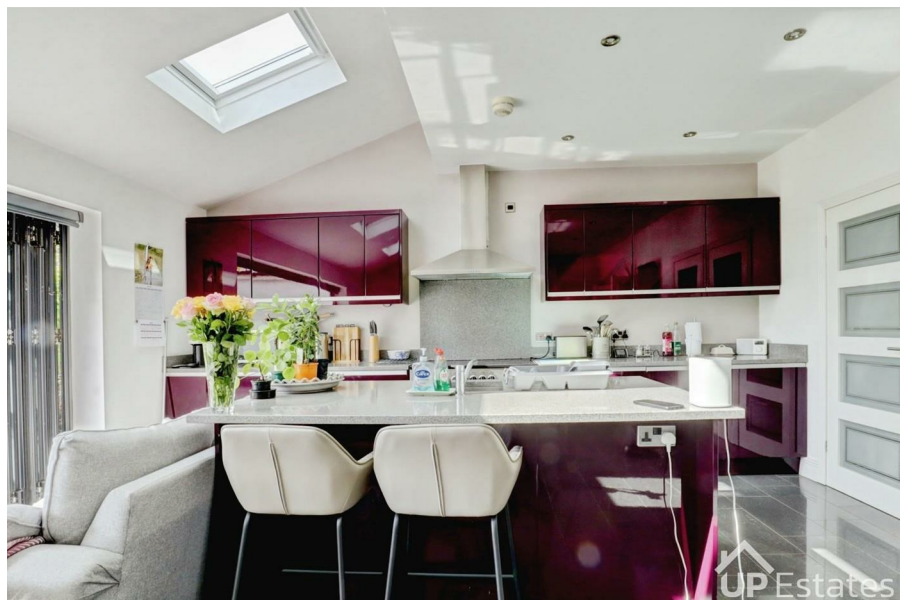


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**\*\*NO CHAIN - EXTENDED DETACHED RESIDENCE - FOUR DOUBLE BEDROOMS (ONE WITH EN-SUITE) - SOUGHT AFTER LOCATION - BEAUTIFUL LIVING KITCHEN DINER - LOVELY EXPANSIVE REAR GARDEN\*\*** Superb opportunity to acquire this well presented home, which blends together contemporary décor with some traditional features, with the main front section of the property originally being a cottage. Within walking distance of Windsor Street and the much loved Burbage village centre, this home is extremely well situated on this high desirable street. CHECK OUT FLOORPLAN to appreciate the accommodation on offer, and give us a call to arrange your viewing now.

£540,000

- NO CHAIN SALE
- ONE OF BURBAGE'S MOST SOUGHT AFTER LOCATIONS
- DETACHED FAMILY RESIDENCE
- FOUR DOUBLE BEDROOMS
- IMPRESSIVE OPEN PLAN LIVING KITCHEN DINER
- BEAUTIFUL REAR GARDEN WITH WOOD STORE/SHED AT BOTTOM
- LOUNGE WITH LOG BURNER
- DRIVEWAY PARKING FOR MULTIPLE VEHICLES
- BEDROOM ONE WITH EN-SUITE
- ACCOMODATION ACROSS THREE FLOORS





## Rooms Overview - Ground Floor

**Entrance Hall** - With wood flooring, radiator and UPVC double glazed window to the front and a door into the accommodation

**Reception Hallway** - Having continuation wood flooring, radiator and access to an understairs store or flexible work area (with tiled flooring, fitted desk and UPVC double glazed window to the front aspect).

**Lounge** - 4.37m x 3.66m (14'4 x 12'0) - With continuation of the wooden flooring. A focal point wood burner set in a brick surround, radiator and UPVC double glazed window to the side elevation. With twin french doors leading through to the Kitchen & Family Area

**Living Kitchen Diner** - 6.40m x 5.08m (21'0 x 16'8) - Having an attractive range of modern wall and base units with working surfaces over and tiled splashbacks and a separate central island unit with working surface over and inset sink. There is space for a range style cooker, an integrated dishwasher and fridge. There is flagstone style tiled flooring, a vertical radiator, three ceiling skylight windows and bi-fold doors running across the rear of the house and leading directly out to the adjacent rear patio and gardens.

**Walk in cupboard** - 1.09m x 1.57m (3'7 x 5'2) - With radiator and wood flooring.

**Utility Room** - 3.15m x 3.10m at widest points (10'4 x 10'2 at wid - Having a range of work surfacing and base cupboards and an inset stainless steel sink and drainer. Plumbing for a washing machine, ceramic tiled flooring, radiator.

**Downstairs WC** - 1.57m x 0.86m (5'2 x 2'10) - With a two piece white suite comprising a low level WC and a wash hand basin, tiling splaskbacks, radiator and tiled flooring.



## Rooms Overview - Upper Floors

First Floor Landing - With two UPVC double glazed windows to the front aspect and access off to:

Bedroom Two - 5.59m x 3.05m at widest (18'4 x 10'0 at widest) - All the Bedrooms are really good sized doubles. This room having a UPVC double glazed window to the rear aspect, and radiator.

Bedroom Three - 4.50m to door x 3.68m at widest (14'9 to door x 12 - With built in wardrobes set along one wall, radiator and UPVC double glazed window to the rear elevation.

Bedroom Four - 3.28m x 3.00m (10'9 x 9'10) - With radiator and UPVC double glazed window to the front elevation.

Family Bathroom - 2.79m x 2.77m at widest (9'2 x 9'1 at widest) - Having a contemporary four piece white suite with a bath, oversize wash hand basin, low flush WC and thermostatic shower in a walk in double tray with screening, extractor fan, store cupboard, a very stylish vertical radiator, and UPVC double glazed window to the side elevation.

Second Floor Landing - With UPVC double glazed window and skylight window to the front aspect. A useful store cupboard, and access to the Master Suite.

Master Bedroom - 5.77m x 5.36m at widest (18'11 x 17'7 at widest) - Offering an excellent range of bespoke gloss fronted fitted wardrobes, store cupboards, drawers, and dressing table/desk. Radiator, eaves store cupboards, and skylight windows to the front, side and rear aspects.

Ensuite - 2.01m x 1.96m overall (6'7 x 6'5 overall) - Having a three piece white suite comprising a low flush WC, sink in a vanity surround, and a thermostatic shower in a tiled cubicle area, a heated chrome towel rail, ceramic tiled flooring and a feature UPVC double glazed window set in the shower wall to the rear aspect.

Garage - 5.03m x 3.07m (16'6 x 10'1) - The Garage has flexible usage, with a pedestrian door from the main Hallway, and up and over door from the front driveway. With power and lighting, and overhead storage.

Outside - To the front is a block paved driveway offering ample off road parking, a canopied Porch through to the Entrance Door, and outside power socket, and attractive flower and shrub border to the front and side.



There is a timber gated access leading to the rear garden, onto the which leads onto the flagstoned patio area and pergola adjacent to the house, this leads onto a traditional style really good sized lawn, with a paved pathway and edging border leading down to the rear, where there is a timber shed and further space.



## IMPORTANT NOTE TO PURCHASERS

Prospective buyers will be required to provide identification documentation in accordance with Anti-Money Laundering Regulations at a later stage. We ask for your cooperation to ensure that there are no delays in agreeing the sale.

While we strive to make our sales particulars accurate and reliable, they do not form part of any offer or contract and should not be relied upon as statements of fact or representation. Any services, systems, or appliances mentioned have not been tested by us, and no guarantee is given regarding their condition or functionality.

All measurements are approximate and intended as a guide only. Some details may still require vendor approval. If you need clarification or further information, particularly if you are traveling a significant distance to view the property, please contact us.

All fixtures and fittings must be agreed with the seller via the fixtures and fittings form, which will form part of the legal contract through the conveyancing process. As the marketing estate agent, our particulars and communications are not legally binding—only the legal documentation prepared by solicitors is.

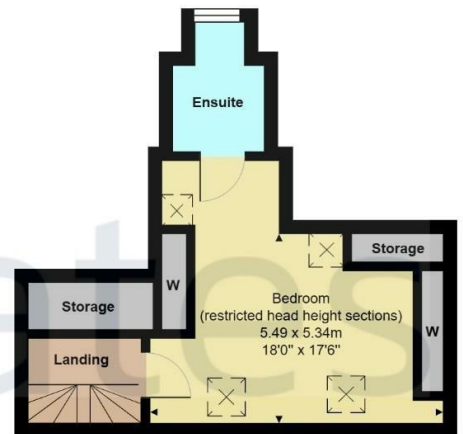
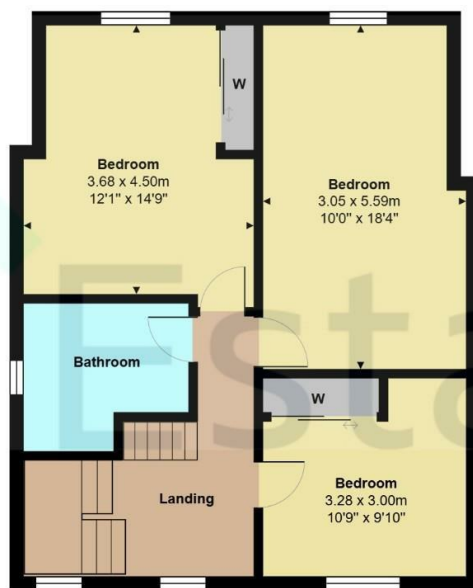
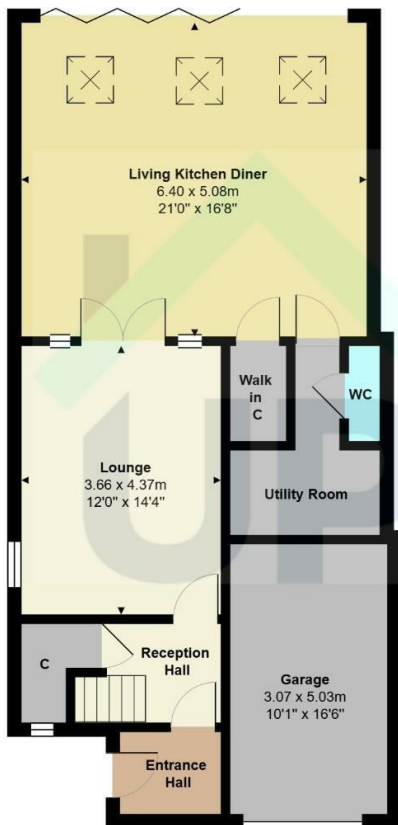
Up Estates has not verified the legal title of the property, and buyers must obtain confirmation from their solicitor.





Bullfurlong Lane, Burbage





Total Area: 160.4 m<sup>2</sup> ... 1726 ft<sup>2</sup>

All measurements are approximate and for display purposes only

## CONTACT

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