



Forest Edge Way, Burton-on-Trent



5



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£500,000



Key Features

- Detached Executive Family Home
- Five Bedrooms
- Extremely Sought After Location
- No Upward Chain
- High Specification Throughout
- Two Bedrooms With En-Suites
- EPC rating D
- Freehold





Newton Fallowell are pleased to be able to offer for sale this immaculately presented five bedroomed detached executive family home on a sought after residential estate. Being offered to the market with no upward chain this property has an abundance of living space and off road parking. In brief the accommodation comprises: - entrance hall, lounge, dining room, conservatory, study, high specification kitchen, utility room and guest cloak room. On the first floor a landing leads the master bedroom with bespoke built-in wardrobes and en-suite, bedroom two with en-suite, three further bedrooms all with built-in wardrobes and family bathroom. Viewings are highly recommended to appreciate the specification and size of living accommodation on offer.



Accommodation In Detail

Composite fronted double glazed door leading with frosted Upvc double glazed side panels leading to:

Impressive Entrance Hall

having staircase rising to first floor, built-in understairs storage space, controls for central heating, marble tiling to floor and two central heating radiators.

Guest Cloak Room 1.66m x 1.15m (5'5" x 3'10")

having low level wc with hidden cistern, space saving wall hung ceramic hand basin with black mixer tap, feature panel effect tiling to walls, extractor fan, marble tiling to floor and black heated towel radiator.

Lounge 3.52m x 6.18m (11'6" x 20'4")

having gas fire with marble hearth and surround, media points, carpet to floor, two central heating radiators and Upvc double glazed bay window to front elevation.

Office 2.54m x 2.08m (8'4" x 6'10")

having flag stone tiling to floor, one central heating radiator and Upvc double glazed window to rear elevation.



Dining Room 3.55m x 3.65m (11'7" x 12'0")

having wood effect laminate flooring, one central heating radiator and Upvc double glazed patio doors leading through to the conservatory.

Conservatory 3.14m x 3.38m (10'4" x 11'1")

having wood effect laminate flooring, Upvc double glazed and Upvc double glazed patio doors to side elevation with built-in blinds.

Dining Kitchen 5.08m x 4.72m (16'8" x 15'6")

having bespoke fitted kitchen with range of base and wall mounted units, low profile quartz work top, Siemens induction hob, Siemens electric oven, Siemens mid height microwave oven with warming drawer, integrated Siemens dishwasher, integrated Siemens fridge/freezer, integrated wine cooler, under counter stainless steel Belfast sink with brass mixer tap and draining slats, fitted breakfast bar/island with pop up power point, under counter lighting, flagged stone tiling to floor, one central heating radiator and range of Upvc double glazed windows to side and rear elevations all with built-in blinds, Upvc double glazed patio doors to rear elevation with built-in blinds and leading out to the rear garden.

Utility Room 3.3m x 1.61m (10'10" x 5'4")

having base and eye level units, wood effect laminate work surface, stainless steel sink and drainer with chrome mixer tap, space for washing machine, gas fired central heating boiler and controls, extractor fan, wood frosted double glazed door to side elevation and door leading through to the garage.

On The First Floor

Impressive Galleried Landing

having access to loft space, built-in storage cupboard housing hot water cylinder, carpet to floor, two central heating radiators and Upvc double glazed window to front elevation.

Master Bedroom 4.5m x 3.66m (14'10" x 12'0")

having bespoke fitted wardrobes, drawers, shelves and bedside tables, feature cushioned headboard, feature lighting, carpet to floor, one central heating radiator and Upvc double glazed window to rear elevation.





En-Suite 2.01m x 2.49m (6'7" x 8'2")

having low level wc, vanity wash basin with chrome mixer tap, large walk-in shower cubicle with chrome thermostatic hand held shower and waterfall shower over, aqua panelling to walls in shower area, full tiling complement to further walls, wood effect LVT flooring, extractor fan, chrome heated towel radiator and frosted Upvc double glazed window to side elevation.

Bedroom Two 3.45m x 3.45m (11'4" x 11'4")

having built-in double wardrobes, carpet to floor, one central heating radiator and Upvc double glazed window to rear elevation.

En-Suite 2.75m x 1.63m (9'0" x 5'4")

having low level wc, pedestal wash basin with chrome mixer tap, walk-in shower cubicle with chrome thermostatic shower, full tiling to shower area, half height tiling to further walls, electric light up mirror, extractor fan, wood effect LVT flooring, one central heating radiator and frosted Upvc double glazed window to side elevation.

Bedroom Three 3.53m x 2.77m (11'7" x 9'1")

having built-in double wardrobe, carpet to floor, one central heating radiator and Upvc double glazed window to front elevation.

Bedroom Four 2.92m x 3.37m (9'7" x 11'1")

having built-in double wardrobe, feature panelling to walls, feature traditional style radiator, carpet to floor and Upvc double glazed window to rear elevation.

Bedroom Five 2.7m x 3.11m (8'11" x 10'2")

having two built-in double wardrobes, space for dressing table, carpet to floor, one central heating radiator and Upvc double glazed window to front elevation.

Bathroom 2.22m x 1.93m (7'4" x 6'4")

having low level wc, vanity wash basin with chrome mixer tap, P-shaped bath with thermostatic chrome waterfall shower over, full tiling complement, tile effect LVT flooring, anthracite heated towel radiator, light up mirror, light/extractor fan and frosted Upvc double glazed window to front elevation,



Outside

To the front of the property is a large printed concrete driveway providing parking for several vehicles and low maintenance planter beds with slate chippings. To the side is a printed concrete pathway and a security gate leads to the rear garden. To the rear is a fully enclosed private garden with a large paved patio area, space for hot tub, large seating area, paved steps lead up to the second tier of the garden with two good sized lawned areas, outdoor power, lighting, feature circular pergola, wooden sun bench, further lawned area and a low maintenance gravelled area.

Double Garage 5.08m x 5.33m (16'8" x 17'6")

having consumer unit for electrics, abundance of storage, two up and over garage doors and wooden access door to side elevation.

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.

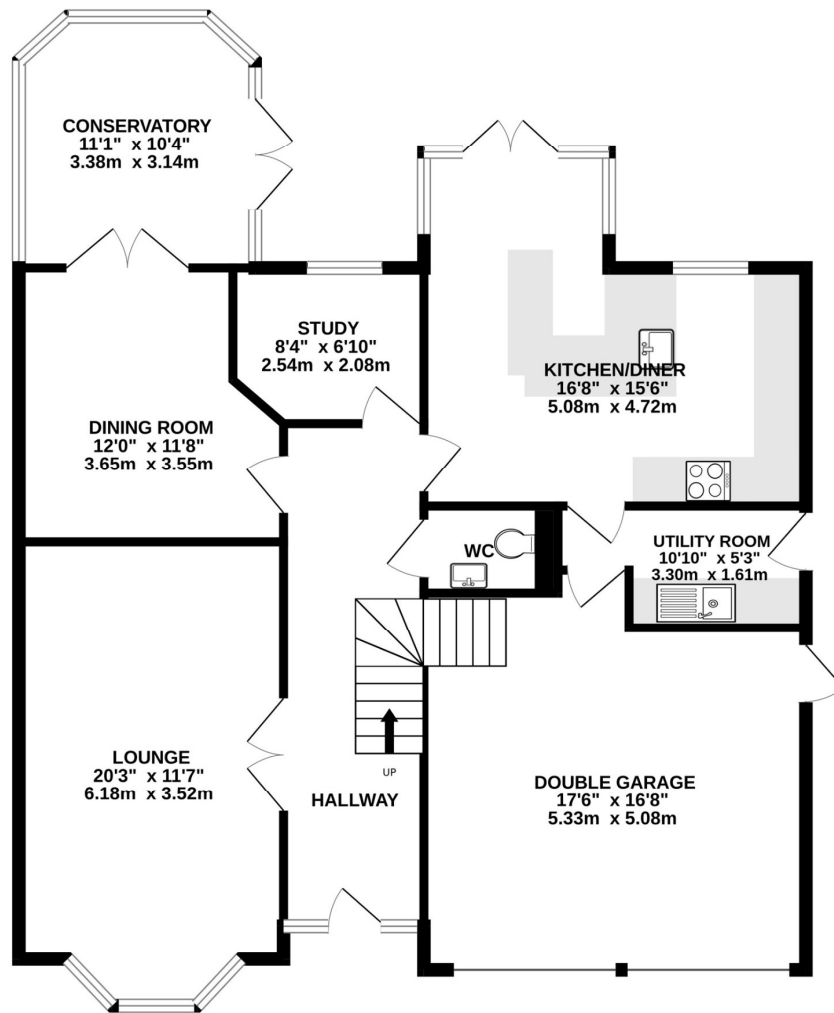
Note

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.

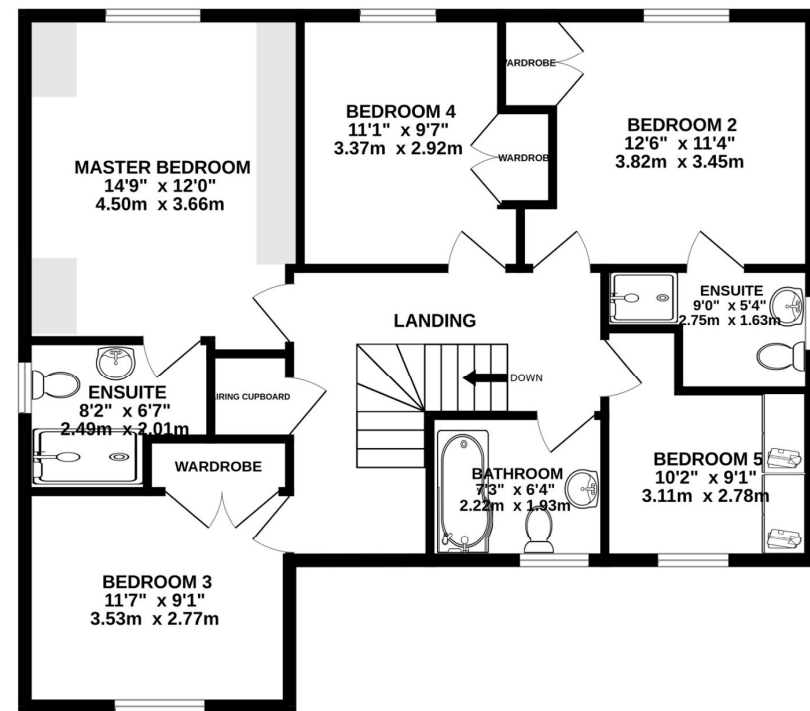




GROUND FLOOR
1194 sq.ft. (110.9 sq.m.) approx.



1ST FLOOR
891 sq.ft. (82.8 sq.m.) approx.



TOTAL FLOOR AREA : 2085 sq.ft. (193.7 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.

