HOPKINS & DAINTY
ESTATE AGENTS

## Rowan Drive, Burton-On-Trent, DE14 3HQ

## £200,000

OPEN 7 DAYS A WEEK - HOPKINS & DAINTY of TICKNALL offer this modern semi detached home; built in 2022 by St Modwen Homes. Presented to a high standard throughout with shops and services close at hand, along with good road links into Burton and the nearby A38.

The accommodation comprises: entrance hallway with a Guest WC. Spacious front lounge and a full width rear kitchen/dining room with a comprehensive range of integral appliances and French doors opening onto the rear garden. On the first floor there are two double bedrooms, one with fitted wardrobes and the bathroom with a three piece suite including an over bath shower. The property has gas central heating and double glazing. Externally there is an enclosed rear garden and a double width front driveway, providing parking for two cars.

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

## Entrance Hall

Accessed via a front entrance door. With a double glazed side panel, radiator and doors leading off.

## Guest WC

Two piece suite comprising WC and wash hand basin, with a radiator and extractor vent.

## Lounge 14'8" x 11'5">9'6" (+stairs) (4.48 x 3.48>2.92 (+stairs))

Double glazed front window, a radiator and stairs rising to the first floor with a storage cupboard under. Door to:

## Kitchen/Diner 14'10" x 8'3" (4.54 x 2.52)

Spanning the full width of the property with French doors opening onto the rear garden. Fitted with a contemporary range of base and wall units with an inset one and a quarter sink and drainer with a mixer tap. There is a built in electric oven, gas hob and hood; along with an integrated dishwasher, fridge/freezer and washing machine. Radiator, cupboard housing the wall mounted gas boiler and a double glazed rear window.

## First Floor Landing

With access to the loft space via a pull down ladder. Radiator and doors leading off.

## Bedroom 1 14'10" x 8'3" (4.54 x 2.54)

Measurements include the wardrobes.
Rear double bedroom with fitted floor to ceiling wardrobes with mirror sliding doors. A radiator and two double glazed windows overlooking the garden.

## Bedroom 2 14'10" x 8'0" (4.54 x 2.45)

Front double bedroom with a radiator and two double glazed windows.

## Bathroom 6'4" x 6'4" (1.94 x 1.94)

Three piece suite comprising bath with a shower over and screen, wash hand basin and WC. Tiled splashbacks, heated towel rail, extractor vent and a double glazed side window.

## Front Driveway

At the front there is a double width driveway providing off road parking for two cars.

## Rear Garden

Enclosed rear lawn and patio garden with fencing to the boundary and gated access leading to the driveway.

## Service Charge

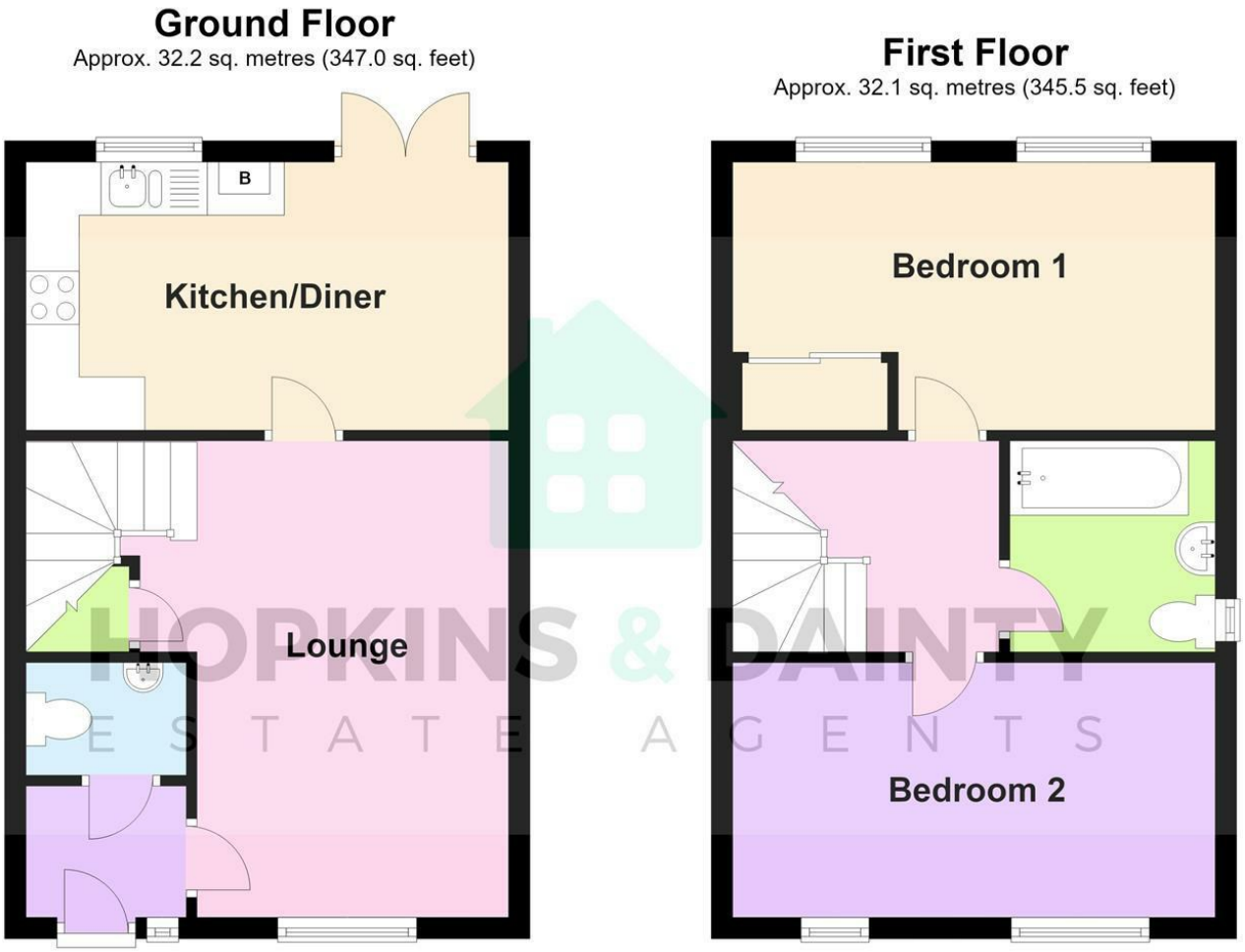
We understand that this property is subject to an annual service charge around £130.00. We always recommended buyers to get their legal adviser to verify these details prior to exchange of contracts.

## 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.

## Floor Plan




Total area: approx. 64.3 sq. metres (692.5 sq. feet)

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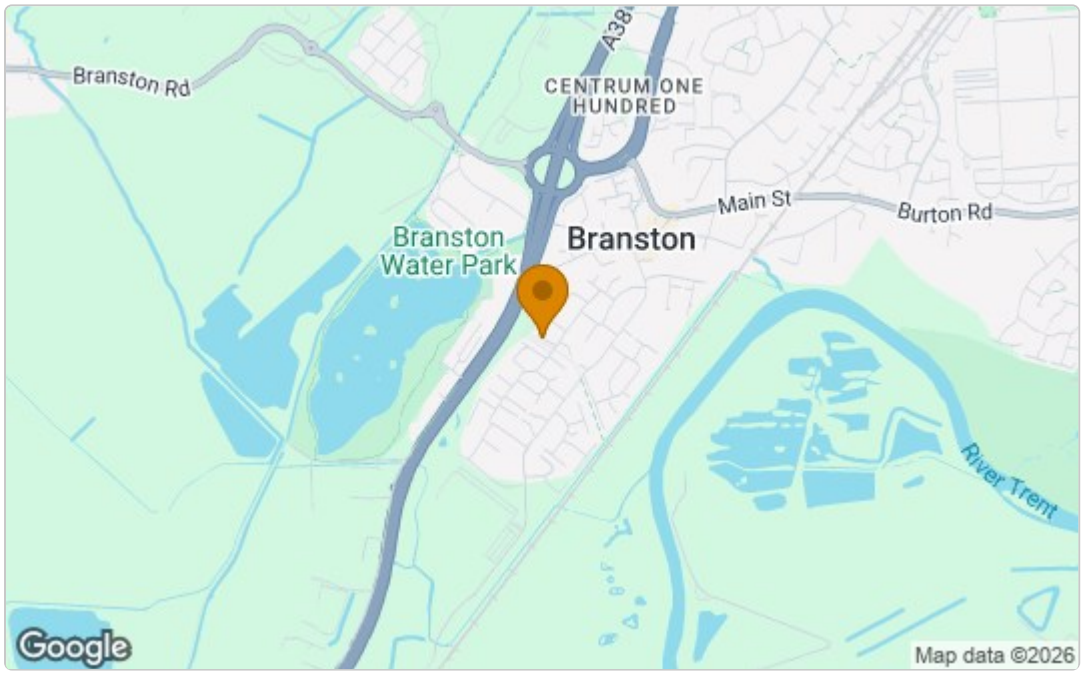
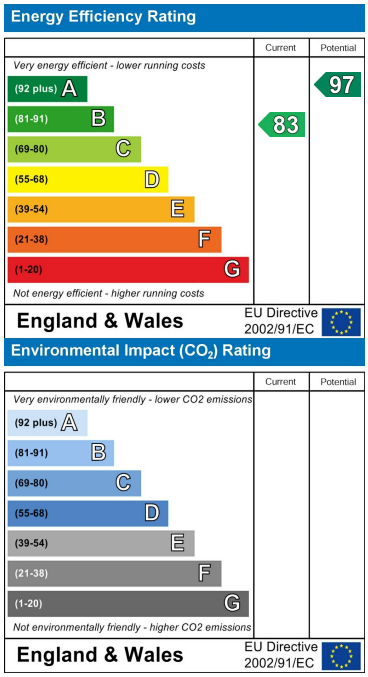
Plan produced using PlanUp.

## Area Map




## Energy Efficiency Graph

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