NEWTONFALLOWELL

Balata Way, Burton-on-Trent

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£200,000

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Key Features

- Semi Detached Home
- Three Bedrooms
- Corner Plot Position
- Overlooking Open Ground To Front
- Well Presented Throughout
- Upvc Double Glazing & Gas Fired Central Heating
- EPC rating TBC
- Freehold

Situated upon this popular development this well presented, spacious, three bedroomed semi detached home is worthy of an internal inspection in order to appreciate the accommodation on offer. In brief the accommodation comprises: - entrance hall, guest cloak room, large open plan dining kitchen, stunning through lounge and on the first floor a landing leads to three well proportioned bedrooms, two having built-in storage and a family bathroom. Outside a driveway provides ample parking and to the rear is a pleasant enclosed garden which is well screened and hard landscaped for ease of maintenance.

Accommodation In Detail

Half obscure double glazed entrance door leading to:

Entrance Hall

having staircase rising to first floor, one central heating radiator, Upvc double glazed window to front elevation, fitted smoke alarm and thermostatic control for central heating.

Guest Cloak Room

having low level wc, pedestal wash basin, ceramic tiling to floor, one central heating radiator, obscure Upvc double glazed window to front elevation.

Reception Room 3.03m x 4.87m (9'11" x 16'0")

having Upvc double glazed window to front elevation, two central heating radiators, coving to ceiling and Upvc double glazed window to rear.

Dining Kitchen

having an array of beech fronted base and eye level units with complementary rolled edged working surfaces, stainless steel sink and draining unit, plumbing for washing machine/dishwasher, fitted Ideal Logic condensing combi gas fired central heating boiler, four ring gas hob with electric oven under and extractor over, two central heating radiators, ceramic tiling to floor and Upvc double glazed door and window overlooking the rear garden.

On The First Floor

Landing

having one central heating radiator and fitted smoke alarm.

Master Bedroom 2.85m x 4.7m (9'5" x 15'5")

having two Upvc double glazed windows to front elevation, one central heating radiator.

Bedroom Two

having useful overstairs store, one central heating radiator and Upvc double glazed window to front elevation.

Bedroom Three 2.07m x 2.37m (6'10" x 7'10")

having Upvc double glazed window to rear elevation and one central heating radiator.

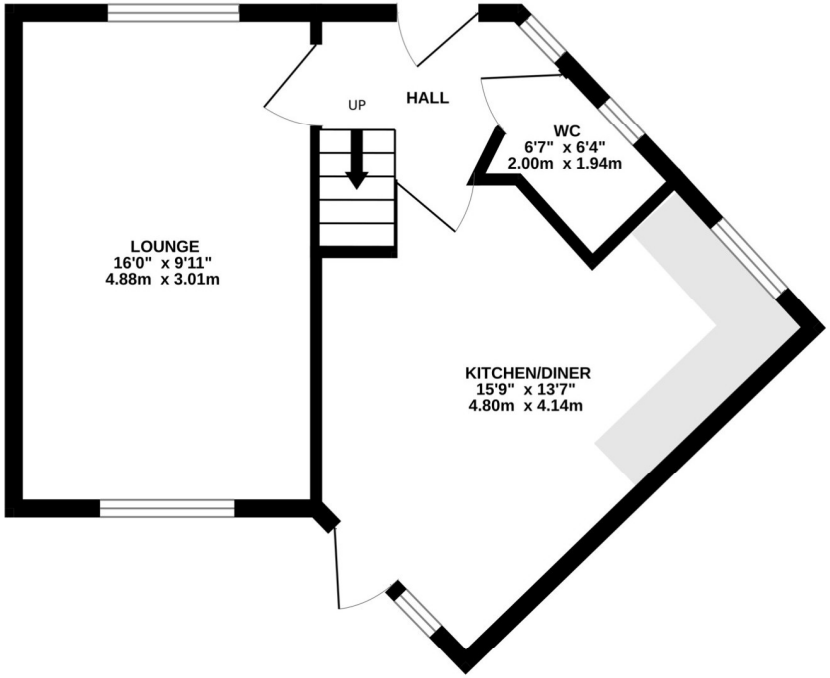
Bathroom

having white suite comprising panelled bath with electric shower over, pedestal wash basin, low level wc, one central heating radiator, obscure Upvc double glazed window to rear elevation, extensive tiling complement to walls and ceramic tiling to floor.

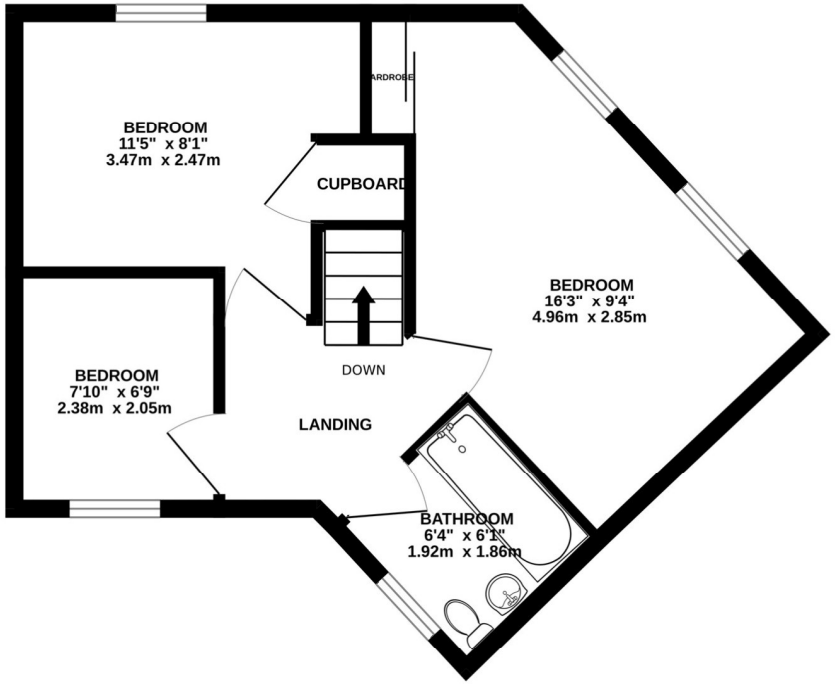
Outside

The property enjoys a lovely position overlooking the communal square. A driveway provides ample parking. To the rear is a hard landscaped enclosed garden designed for ease of maintenance.

GROUND FLOOR



1ST FLOOR



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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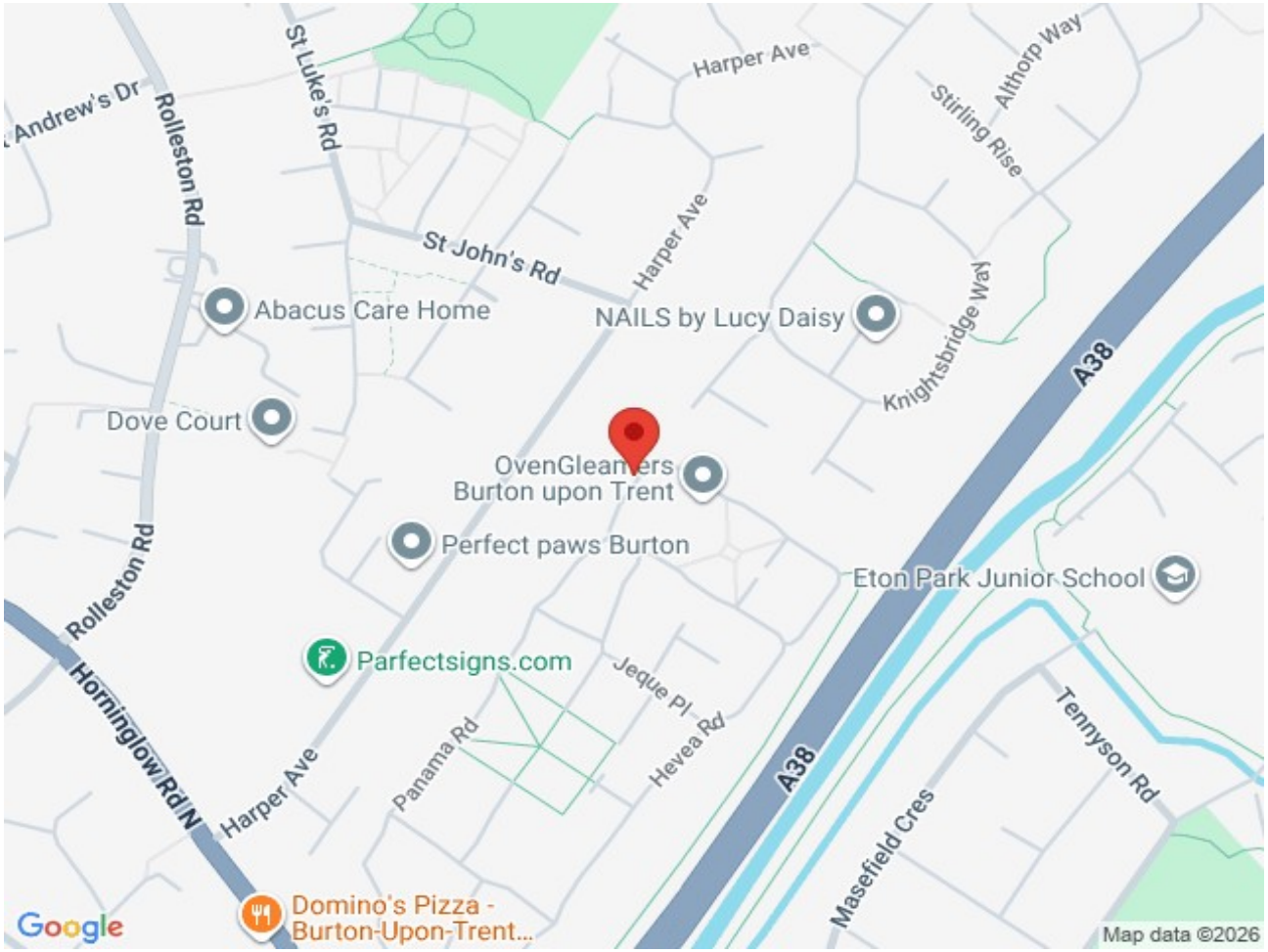

Services

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

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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.

NEWTONFALLOWELL

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