



**Kinver Road**

Burton-on-Trent, DE15 0AY

**£350,000**

## Property Features

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- FOUR BEDROOMS (MASTER ENSUITE)
- VACANT POSSESSION
- SITTING ROOM
- SNUG
- KITCHEN
- DINING ROOM
- UTILITY ROOM
- DOWNSTAIRS W.C.
- DOUBLE GARAGE
- PRIVATE ENCLOSED REAR GARDEN

## Full Description

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This is a WELL-PRESENTED DETACHED FAMILY HOME with a DOUBLE GARAGE, DRIVEWAY PARKING and a MATURE PRIVATE ENCLOSED REAR GARDEN.

Downstairs you will find a SIZEABLE SITTING ROOM leading to a SNUG with FRENCH DOORS out to the garden, plus a GOOD-SIZED KITCHEN leading to a DINING ROOM and further through to a UTILITY ROOM and DOWNSTAIRS W.C. Upstairs there are FOUR BEDROOMS (MASTER ENSUITE) and a FAMILY BATHROOM. This is likely to be popular, so book your viewing today!

### PROPERTY DETAILS

Immediate vacant possession of this lovely 4 bedroom detached family home that occupies a perfect cul de sac plot and position. The property enjoys ample parking, double garage, lovely rear garden and is situated in a popular small select development just off Mill Hill Lane. Within walking distance of both primary and secondary schools with pubs, restaurants and shops all local, Newton Park and the River Trent a stones throw away and a short distance to the centre of Burton itself.

### GROUND FLOOR ACCOMMODATION

A secure and practical front porch leads to a welcoming entrance hall with stairs rising to the first floor and useful understairs storage. The spacious sitting room, perfect for quiet relaxation with gas fire and bay window to front aspect is open to a comfortable snug to the rear of the property with French doors leading to a patio area and the garden beyond. The well appointed kitchen is equipped with a range of wall, base and drawer units. Integrated appliances to include oven and gas hob with extractor fan over and further space for fridge freezer and dishwasher. The kitchen is open plan to the adjacent dining room, leading to a well appointed utility room and downstairs W.C and further



access to the garden.

#### UPSTAIRS ACCOMMODATION

To include 4 good sized bedrooms, the master bedroom benefits from built in wardrobes and very practical ensuite with shower, WC and sink. There are 3 further bedrooms and a main family bathroom with shower up and over.

#### ROOM DIMENSIONS

Sitting room - 13'4" x 13'3" (4.06m x 4.04m)

Snug - 9'1" x 8'11" (2.77m x 2.72m)

Kitchen - 11'8" x 9'2" (3.56m x 2.79m)

Dining room - 9'3" x 8'0" (2.82m x 2.44m)

Garage - 17'11" x 17'10" (5.46m x 5.44m)

Bedroom one - 13'3" x 11'5" (4.064m x 3.48m)

Bedroom two - 13'11" x 8'9" (4.24m x 2.67m)

Bedroom three - 11'3" x 9'4" (3.43m x 2.84m)

Bedroom four - 8'8" x 8'8" (2.64m x 2.64m)

Bathroom 6'9" x 6'2" (2.06m x 1.88m)



#### OUTSIDE

Framed by a tidy front garden lending great curbside appeal, this wonderful family home has ample space for driveway parking and integrated double garage. The rear garden is mainly laid to lawn to include patio area designed with home entertaining in mind. Enclosed by fencing for security and privacy, the outside space complements the practical interior of this delightful house.

#### GENERAL NOTES

Please contact Clare, Katie, Dominique or Liz to arrange your viewing.

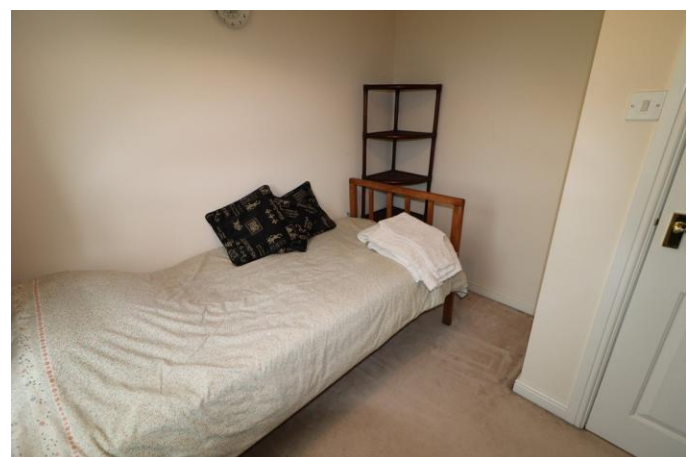
Any fixtures, fittings or appliances mentioned in these details have not been tested and can not be assumed to be in full efficient working order.

It should not be assumed that items shown in our photographs are included in the sale of the property.

Although we have taken every care to ensure the dimensions for the property are true, they should be treated as approximate and for general guidance only.

Where an offer is accepted, the prospective purchaser will be required to confirm their identity to us by law. We will need to see a passport or driving licence along with a recent utility bill to confirm residence.

These details and floor plans, although believed to be accurate, are for guidance only and prospective purchasers



should satisfy themselves by inspection or otherwise to their accuracy. No individual within this estate agency has the authority to make or give any warranty in respect to the property.

We believe you may benefit from using the services of Simpson Jones, Taylor Rose Solicitors, Idyll Mortgages, Near and Far and Jex Surveyors, the Provider(s), who are conveyancers, mortgage adviser, removals and surveyor respectively.

We recommend sellers and/or potential buyers use the services of the Provider(s). Should you decide to use the services of the Provider(s) you should know that we would expect to receive a referral fee of between £50 and £144 from them for recommending you to them. You are not under any obligation to use the services of any of the recommended providers, though should you accept our recommendation the provider is expected to pay us the corresponding Referral Fee.

