



Upton Drive,

Burton-On-Trent, Staffordshire, DE14 2FB

NEWTONFALLOWELL



**Upton Drive,
Burton-On-Trent, Staffordshire, DE14 2FB
Offers In Excess Of £165,000**

***** Beautifully Presented Family Home *** Virtual Tour Available *****

Newton Fallowell are delighted to present to the market this stunning family home which has been modified and improved by the current owners. Situated close to town centre and all local amenities this home benefits from Upvc double glazing & gas central heating and comprises of in brief:- reception room, inner lobby, wc, kitchen / breakfast room. First floor offers two well proportioned double bedrooms with a family bathroom. Second floor provides a large master bedroom with multiple storage cupboards off. Outside provides an allocated parking space to the front with access leading to a hard landscaped rear garden with a decked seating area and purpose build outside office / work space.

Accommodation In Detail

Lounge/Diner

15' x 11' (4.57m x 3.35m)

having Upvc double glazed window to front elevation, one central heating radiator and understairs storage cupboard.



Inner Lobby

having staircase rising to first floor.

Guest Cloak Room

having low level wc, pedestal wash hand basin, tiled splashback and one central heating radiator.

Dining Kitchen

110'10" x 8'11" (33.78m x 2.72m)

having Upvc double glazed double doors opening out to the rear garden, Upvc double glazed window, array of base and wall mounted units with complementary working surfaces, gas fired central heating boiler, stainless steel sink and draining unit, stainless steel four ring gas hob with stainless steel splashback, stainless steel extractor fan, integrated oven, slimline dishwasher, Wi/Fi enabled APP controlled SMART Washer/Dryer and space for double fridge/freezer.

On The First Floor

Landing

having one central heating radiator and staircase rising to second floor.

Bedroom Two

11'20" x 10'6" (3.35m x 3.20m)

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

Bedroom Three

11'10" x 8'11" (3.61m x 2.72m)

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

Bathroom

having three piece suite comprising panelled bath with shower over, low level wc, pedestal wash hand basin with tiled splashback and one central heating radiator.

On The Second Floor

Master Bedroom

19'4" x 8'6" (5.89m x 2.59m)

having three Upvc double glazed Velux skylights, one central heating radiator and built-in storage cupboard.

Outside

To the front of the property is an allocated parking space. To the rear is a decked seating area leading to a bespoke garden room/office which can be removed before completion.

Garden Room/Office

17'7" x 7'6" (5.36m x 2.29m)

having single glazed windows to side elevation, power & lighting. Useful store or office space. Can be removed on request of potential buyers.

Services

All mains are believed to be connected.

Measurement

Note - the approximate room sizes are quoted in imperial. The metric equivalent is included in brackets.

Tenure

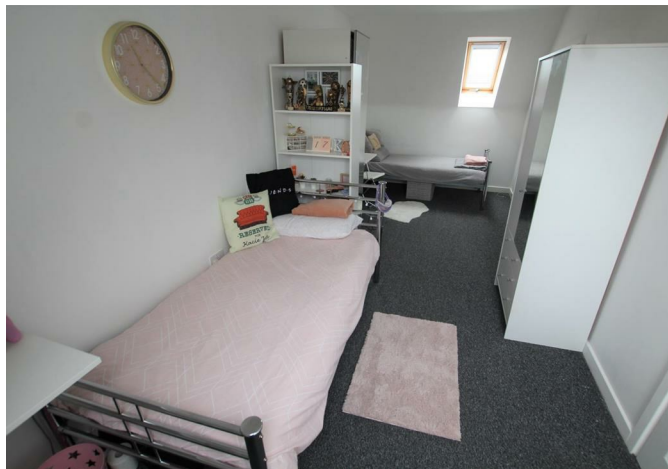
Freehold - with vacant possession upon completion. Newton Fallowell recommend that purchasers satisfy themselves as to the tenure of the property and we would recommend that they consult a legal representative such as a Solicitor appointed in their purchase.

Note

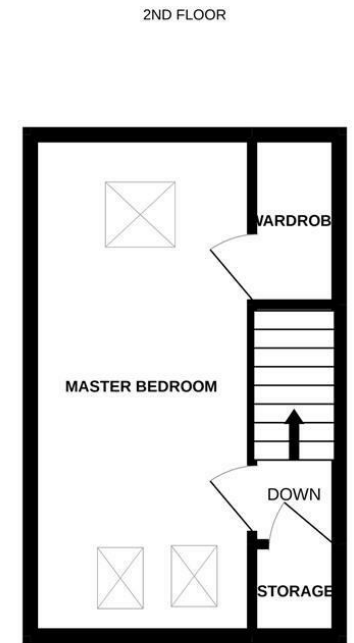
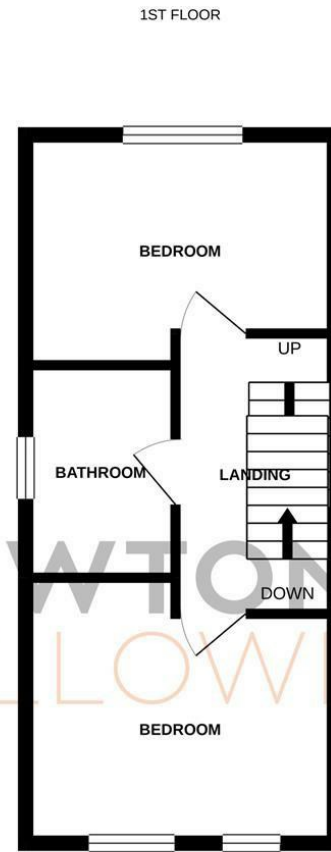
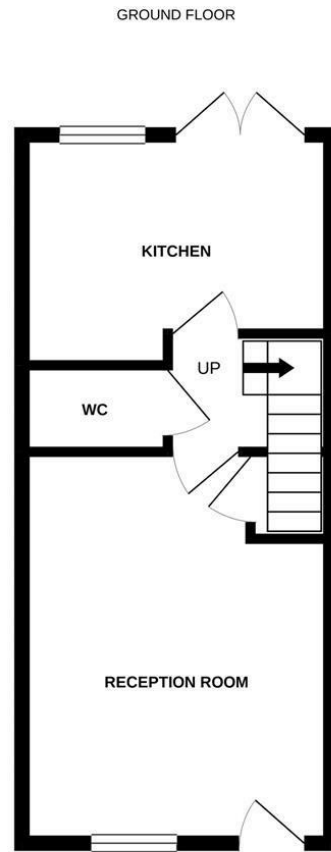
The services, systems and appliances listed in this specification have not been tested by Newton Fallowell and no guarantee as to their operating ability or their efficiency can be given.



- *** Beautifully Presented Family Home ***
- Virtual Tour Available
- Allocated Parking
- Garden Room
- Three Double Bedrooms
- UPVC Double Glazed / Gas Central Heating
- Located Close To Town Centre
- Building Warranty Still Active
- Viewing A Must



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		96
(81-91) B	85	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales <small>EU Directive 2002/91/EC</small>		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales <small>EU Directive 2002/91/EC</small>		



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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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