

Forest Edge Way

Burton-on-Trent, Staffordshire, DE13 0PQ



This spacious family home is located in a sought after location with two reception rooms plus a conservatory, off road parking and a garage, offered to the market with the advantage of no upward chain.

Guide Price £319,950

John German

Set back from the road with driveway providing off road parking to the front, a storm porch and entrance door opens into the main hall way, where stairs rise to the first floor having a useful understairs storage cupboard, and doors off to the lounge and breakfast kitchen.

The lounge features a double glazed window to the front aspect and is an impressive space, also having central heating radiator, central light point and feature fireplace surround.

Double doors open through into the separate dining room, which gives access to the conservatory as well as the kitchen.

Comprising a range of both eye level and base units with work surfaces over, the breakfast kitchen also benefits from an integrated oven, gas hob and stainless steel overhead extractor, stainless steel one and a half bowl sink and drainer unit with tiled splashbacks and further appliance space for a dishwasher and fridge/freezer. A door leads through to the utility which offers a further sink and drainer unit, cupboards and appliance space with plumbing for a washing machine. There is an external door to the rear garden, with the adjacent cloakroom hosting a low level WC and pedestal hand wash basin.

Upstairs, the spacious landing has doors off to the four well-proportioned bedrooms and family bathroom.

Bedroom one has a double glazed window to the front aspect, with generous built in storage and the benefit of its own en suite shower room, with enclosed shower cubicle, low level WC and pedestal hand wash basin.

Bedroom two is another generous double, again having built in storage, with double glazed window to the front aspect.

Bedroom three is to the rear of the property, with double glazed window looking out over the garden, also with built in storage.

The fourth bedroom is also a good size, also offering potential for use as a study/home office if required, with double glazed window to the rear aspect.

The family bathroom has a white suite with part tiled walls, panelled bath with shower over, low level WC and hand wash basin.

Outside, the driveway gives access to the integral garage via an up and over door, with front lawn bordered by an ornamental hedge. Gated side access leads to the rear garden, which enjoys a spacious patio area to the immediate rear, with the remainder laid to lawn.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Services: Mains water, drainage, electricity and gas are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

Useful Websites:

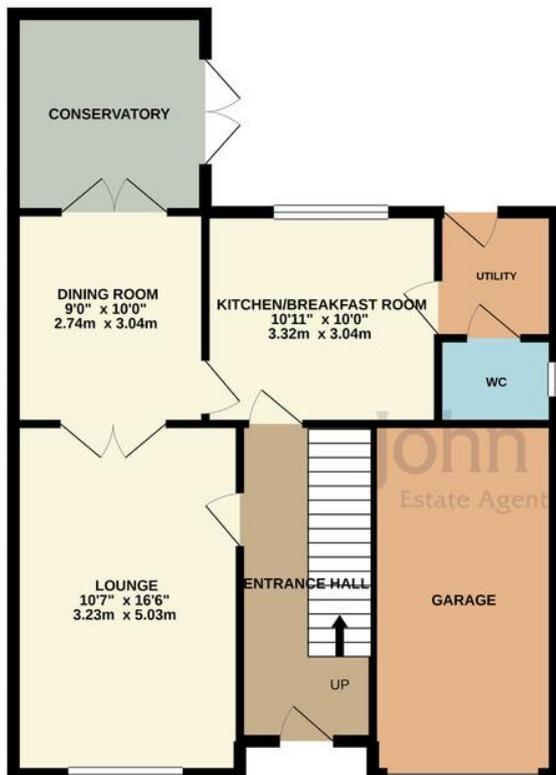
www.eaststaffs.gov.uk

www.gov.uk/government/organisations/environment-agency

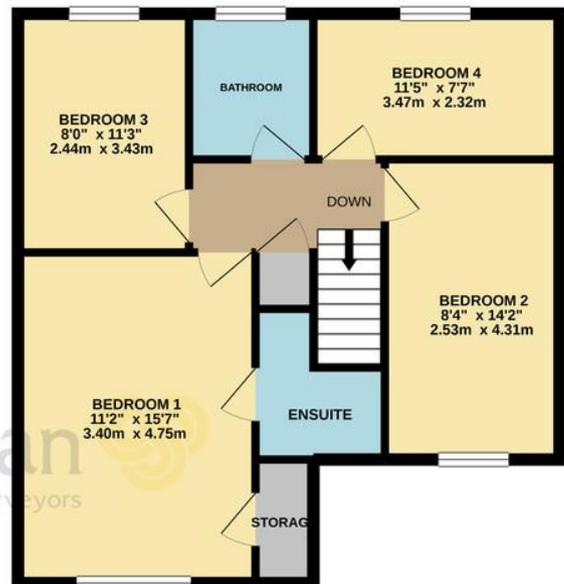
Our Ref: JGA/29072021

Local Authority/Tax Band: East Staffordshire Borough Council / Tax Band D

GROUND FLOOR



1ST FLOOR







Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		



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