



Perle Road
Burton-On-Trent

Offers Over £340,000



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Burton-On-Trent

BEAUTIFULLY PRESENTED FOUR DOUBLE BEDROOM MODERN FAMILY HOME OVERLOOKING A GREEN AND TREES!

Having driveway parking for two vehicles, a single garage and a large private garden, this would make a perfect family home. With a large living room, study and kitchen diner, there is ample living space!

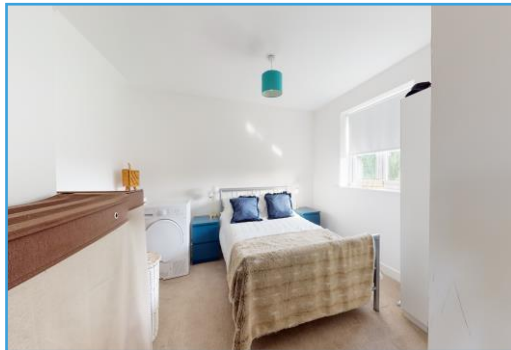
When entering the home, the hallway is a great size and welcoming space. With access into the living room to the left hand side, this is flooded with natural light having three windows including a large bay window. Across the back of the home there is a kitchen dining space which has integrated appliances, doors out into the garden, a tiled flooring and ample space for a table. It also has the added benefit of a utility room that has an integrated washing machine and a door out to the garden, a second sink and space for a washing machine and tumble dryer. To the front of the home there is a study which is useful if working from home or if you need a second living space.

Also to the ground floor is a cloakroom which is useful space and size.

Upstairs, the master bedroom has dual aspect windows allowing plenty of light into the room as well as built in wardrobes, plenty of space for a bed and other bedroom furniture and access to its own en-suite. The en-suite is fitted with a double shower cubicle, toilet and wash basin. All three of the other bedrooms are double bedrooms making this a fantastic home for a family. There is also a family bathroom which has a bath with an overhead shower, toilet and wash basin. Outside, to the front there is a green, trees and shrubs giving this home a beautiful outlook. The garden has a patio area for outdoor dining and seating.



Being south east facing, there is plenty of sunlight in the garden and a great sized lawn. There is also a gate from the garden to the driveway where there is space for two vehicles and access into the single garage ***Why you'll love this home - this is a beautifully presented four double bedroom home making it a fantastic property for a family or a home to grow into!***



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Situated within a popular development on the edge of Stretton, having good access to local amenities and transport links with easy access to the centre of Burton-On-Trent and the A38



EPC Energy Performance Certificate

Energy Efficiency Rating	
	Current Potential
Very energy efficient - lower running costs	
(92-100) A	94
(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, Scotland & Wales	EU Directive 2002/91/EC



Help for buyers

To help your purchase go smoothly we can recommend trusted local mortgage advisors and solicitors



Help for sellers

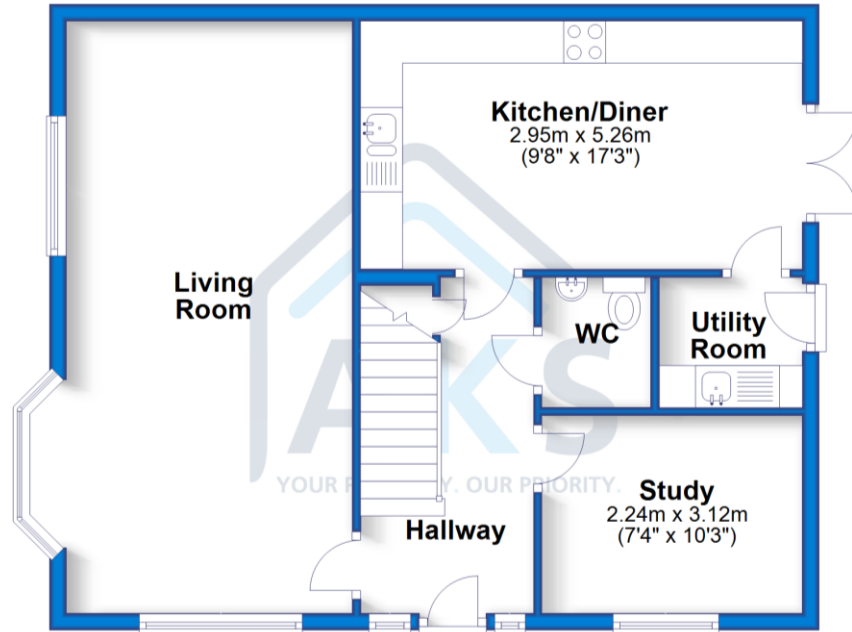
If you're thinking of selling, we'd love to help you.



The Floor Plan

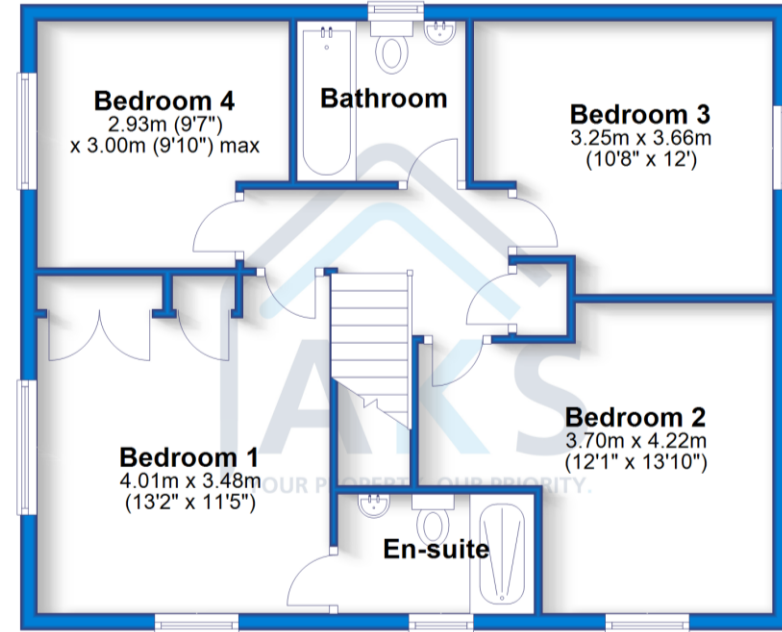
Ground Floor

Approx. 61.7 sq. metres (663.8 sq. feet)



First Floor

Approx. 64.0 sq. metres (688.8 sq. feet)



Total area: approx. 125.7 sq. metres (1352.6 sq. feet)

Badger Farm, Willow Pit Lane, Hilton, DE65 5FN

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 The Property Ombudsman

 AKS

Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate for general guidance only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.