

# Balata Way

Burton-on-Trent, Staffordshire, DE13 0TY



This well presented 3 bedroom 2 bathroom property is ready for its new owners. Jam packed full of features including a large garage, generous rear gardens and fantastic presentation throughout. The property is ideally located on a quiet street and in close proximity to local schools, parks and shops making it an ideal family home.

£210,000

John German

As you enter the property you come into the main hallway, the kitchen/dining room is located on the right hand side of the hallway, the kitchen is well equipped with both overhead and under counter storage, breakfast bar and electric oven with a gas cooktop.

The dining area is located next to the kitchen and is a great space to entertain. This room benefits from neutral décor and laminate flooring.

Next to the kitchen you will find the conveniently located downstairs cloakroom.

The main living space is located at the rear of the property and flows out into the garden through patio doors. This room benefits from bright décor, carpets and has a feature fireplace.

The first floor consists of two secondary bedrooms and family bathroom. The modern family bathroom features a WC, sink and bath with overhead shower. The first secondary bedroom is a fantastic size, it benefits from great natural light, carpets and modern décor. The other bedroom is currently used as a home office but would also make a fantastic children's bedroom and also has neutral décor and carpets.

The master suite is located on the top floor, the room itself is very generous, it also benefits from neutral décor, carpets and a skylight. The master suite also has a dressing area with in built storage and is complemented by the ensuite which features a sink, WC and large double shower.

Outside, the rear gardens are very well maintained and feature multiple paved patio areas as well as a neat lawn and garden beds.

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

**Property construction:** Standard

**Parking:** Driveway

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:** Mains

**Heating:** Mains gas

(Purchasers are advised to satisfy themselves as to their suitability).

**Broadband type:** Fibre

See Ofcom link for speed: <https://checker.ofcom.org.uk/>

**Mobile signal/coverage:** See Ofcom link <https://checker.ofcom.org.uk/>

**Local Authority/Tax Band:** East Staffordshire Borough Council / Tax Band C

**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

**Our Ref:** JGA29032024

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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