

Balata Way

Burton-on-Trent, DE13 0TY



A superb family home offering plenty of space with a smart fitted dining kitchen, lounge opening out to rear garden, three bedrooms including a top floor master suite with dressing area and en suite shower room, low maintenance gardens, driveway and garage.

£220,000



John German

Situated on a popular modern development in Burton-on-Trent, handy for a wide range of amenities is this impressive semi detached home perfect for a first time buyer or as a family home, with accommodation arranged over three floors.

Set behind a small front garden with a paved path to the front entrance door and driveway to side leading to a garage with an up and over front entrance door and door opening out to the rear garden.

There is a generously sized reception hallway with staircase off to first floor and doors leading off. The kitchen/diner is well appointed with a range of base and eye level units with work surfaces over, integrated oven, hob, extractor and dishwasher, plenty of space for a breakfast or dining table with window framing views to front. The lounge is rear facing with French doors opening out into a low maintenance garden where there is a paved terrace, artificial lawn and pergola with established wisteria, together with a useful rear entrance door to the garage. Completing the ground floor accommodation is the guest WC with close coupled WC and wash hand basin.

To the first floor, a good sized gallery landing with window to side and front has doors leading off to two of the three bedrooms and the family bathroom. Bedroom two is a fabulous sized room, offering a good sized double with window framing views to rear, while bedroom three is a comfortable single or an ideal home office with window framing views to front. The bathroom has a suite comprising panelled bath, pedestal wash hand basin and WC.

The master bedroom is a particular highlight of this home occupying the top floor having a large bedroom area with skylights and a dressing area where there are free standing mirrored wardrobes which we understand will be included in the sale, together with a door leading through into a large en suite shower room with double shower cubicle, pedestal wash hand basin, WC and dormer window to rear.

Agents note: We understand there is an estate management fee currently with no charges, however there may be in the future.

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

Property construction: Standard

Parking: Drive & garage

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Gas

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

Broadband type: FTTC

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
www.eaststaffsbc.gov.uk

Our Ref: JGA/08052024

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	79 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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Agents' Notes

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