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# 2 bedroom detached house for sale, Newbury Drive, Burton-Upon-Trent, Staffordshire

Location **West Midlands, Staffordshire**
https://www.freeadsz.co.uk/x-165477-z

THIS PROPERTY IS TRULY SUPERB INSIDE HAVING HAD A COMPLETE REFURBISHMENT THROUGHOUT INCLUDING A FANTASTIC KITCHEN, NEW CLOAKS WC, NEW ENSUITE TO THE MASTER BEDROOM AND A NEW BATHROOM SUITE. This property is delightfully located in a Enviable position within the popular Brizlincote Valley development and benefits from OPEN FIELD VIEWS TO THE REAR. The accommodation comprises of reception hallway, cloaks/WC, lounge, a separate dining room, a breakfast kitchen, utility and to the first floor there are four bedrooms, en-suite shower room and family bathroom. THE INTERIOR PRESENTATION IS GENUINELY FABLIOUS, A INTERIOR INSPECTION IS ESSENTIAL. The property has the benefit of double glazing and gas central heating. The approach is over a driveway which offers parking for two or three cars in addition which leads to the attached Garage. ALL NEW DECOR AND FLOOR COVERINGS, Call to view Now.ENTRANCE HALLEntrance door with central heating radiator, stairs to the first floor with cupboard under and doors leading to:CLOAKS WCFitted with a WC, wash hand basin, heated towel rail and double glazed window to the side.SITTING ROOM 4.24m(13'11") x 3.30m(10'10")Having walk in double glazed bay window to the front, central heating radiator, focal point fire.DINIING ROOM 3.18m(10'5") x 3.00m(9'10")Separate dining room with central heating radiator and double glazed upvc patio door to the rear garden.FANTASTIC KITCHEN 4.32m(14'2") x 3.73m(12'3")Refitted kitchen with granite style work surfaces, high gloss base and wall units with under unit lighting, built in electric oven, ceramic hob and hood. Central island with granite style top and sides. Inset single bowl sink with mixer tap. Integral washing machine. Space for fridge/freezer, fitted breakfast bar, slate style flooring, ceiling spot lights and a designer radiator. Large double glazed patio doors to the rear and a double glazed door to the side..Further kitchen photo.Further kitchen photoSTAIRS & LANDINGDouble glazed window to the side on the half landing. balustrade, central heating radiator, access to the loft space and a built in airing cupboard..Further stairs & landing photosBEDROOM ONE 3.51m(11'6") x 3.15m(10'4")Double bedroom, upvc double glazed window, radiator and door leads tot he en suite.EN SUITEWet room style en-suite with a rain shower, wash hand basin, and WC. Heated towel rail, tiled walls and flooring, double glazed window to the side and an extractor fan..Further en suite photo.Further en suite photoBEDROOM TWO 3.81m(12'6") x 2.31m(7'7")Having central heating radiator, and two upvc double glazed windows to the front.BEDROOM THREE 2.69m(8'10") x 2.49m(8'2")Again a good sized for a third bedroom with central heating radiator, upvc double glazed window to the rear with far reaching views..Bedroom three rear viewBEDROOM FOUR 2.69m(8'10") x 2.06m(6'9")Having central heating radiator, upvc double glazed window to the rear with far reaching views..Bedroom four rear viewBATHROOM 2.34m(7'8") x 1.68m(5'6")Re fitted fitted three piece suite comprising p shaped panelled bath with shower attachment, wash hand basin and WC. Tiled splash backs, central heating radiator, double glazed window to the rear..Further bathroom photoOUTSIDE FRONTThe approach is over a driveway which offers parking for two or three cars in addition which leads to the attached Garage. GARAGE, with up and over door.REAR GARDENFLAT LAWN TO REAR GARDEN, USUAL FENCE VALUES, elevated paved seating area with steps leading down to level lawn, further decked seating area, shed space and enclosure leading to the side of Rear of property.Further rear photo.Further rear photoPlease contact Annie or Lynne for viewings and appointments.ENERGY EFFICIENCY/ENVIRONMENTAL IMPACT RATINGS.Mains water, gas and electricity are understood to be available to the property but no guarantee, nor any of the appliances and fittings therein have been tested by Nicholas J Humphreys, who gives no warranties as to their condition or working order. Telephone subject to suppliers' regulations.MONEY LAUNDERINGUnder the Protecting Against Money Laundering and the Proceeds of Crime Act 2002, we must point out that any successful purchaser proceeding with a purchase will be asked for identification i.e passport, driving licence or recent utility bill. This evidence will be required prior to solicitors being instructed in the purchase or sale of a property.PROPERTY TO SELL?FREE VALUATIONS NO SALE NO FEE call Annie or

01283 328793

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