





A beautiful two bedroom modern park home, based on a secure gated community with CCTV. Offering exceptional build quality upon one of the largest plots within Riverside Park. The property overlooks the river to the side elevation with raised composite decking and stunning landscaped garden, block paved driveway for three cars and the unit is fully double glazed and calor gas centrally heated. Riverside Park is located on the outskirts of Burton Town centre and offers a semi rural setting and views across the river and washlands beyond having fishing rights along the river bank. Available with NO UPWARDS chain, viewings are strictly by appointment only. The property is leasehold and a monthly service charges apply.



Living Room

With double glazed windows to the front, rear and side elevations, double glazed French doors leading out onto the decking and garden, electric inset fire and two central heating radiators.

Kitchen diner

With a selection of matching wall and base units having a four ring gas hob with extractor over, straight edge preparation work surface with single bowl stainless steel sink with mixer tap and drainer, integrated dishwasher, fridge freezer, UPVC door leading to the back of the property, double glazed windows to the front and rear elevation, two central heating radiators an opening leading to the living room and doors leading off to:

Hallway

With built in storage cupboard, loft hatch and doors leading off to:

Shower room

With a three piece suite comprising: low level wc, wash wash hand basin with mixer tap and vanity unit below, walk in shower with rain shower over and handset, central heating radiator, double glazed upvc window to the front elevation with opaque glass, recessed spotlighting and coving to ceiling.

Master bedroom

With central heating radiator, double glazed window to the rear elevation and a door leading to the en-suite shower room and walk in wardrobe.



Walk in wardrobe

With a selection of hanging rails, central heating radiator and a recessed spotlight.

En-suite shower room

With a three piece suite, comprising: low level wc, wash hand basin with mixer tap and vanity unit below, shower cubicle with glass sliding doors and gravity shower over, central heating radiator, coving to ceiling, recessed spotlighting and a double glazed upvc window to the side elevation with opaque glass.





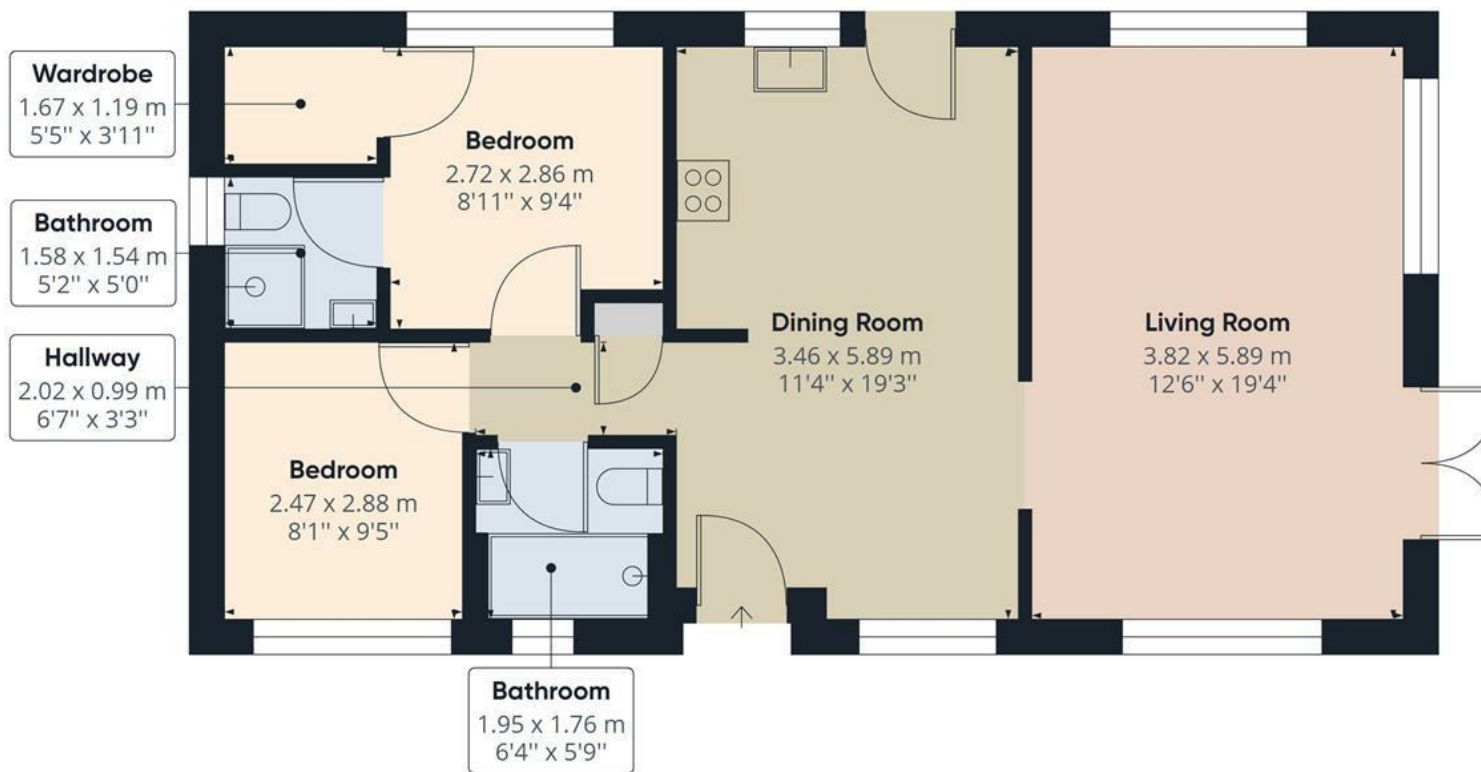


Bedroom Two
With central heating radiator and a double glazed window to the front elevation.









Approximate total area⁽¹⁾

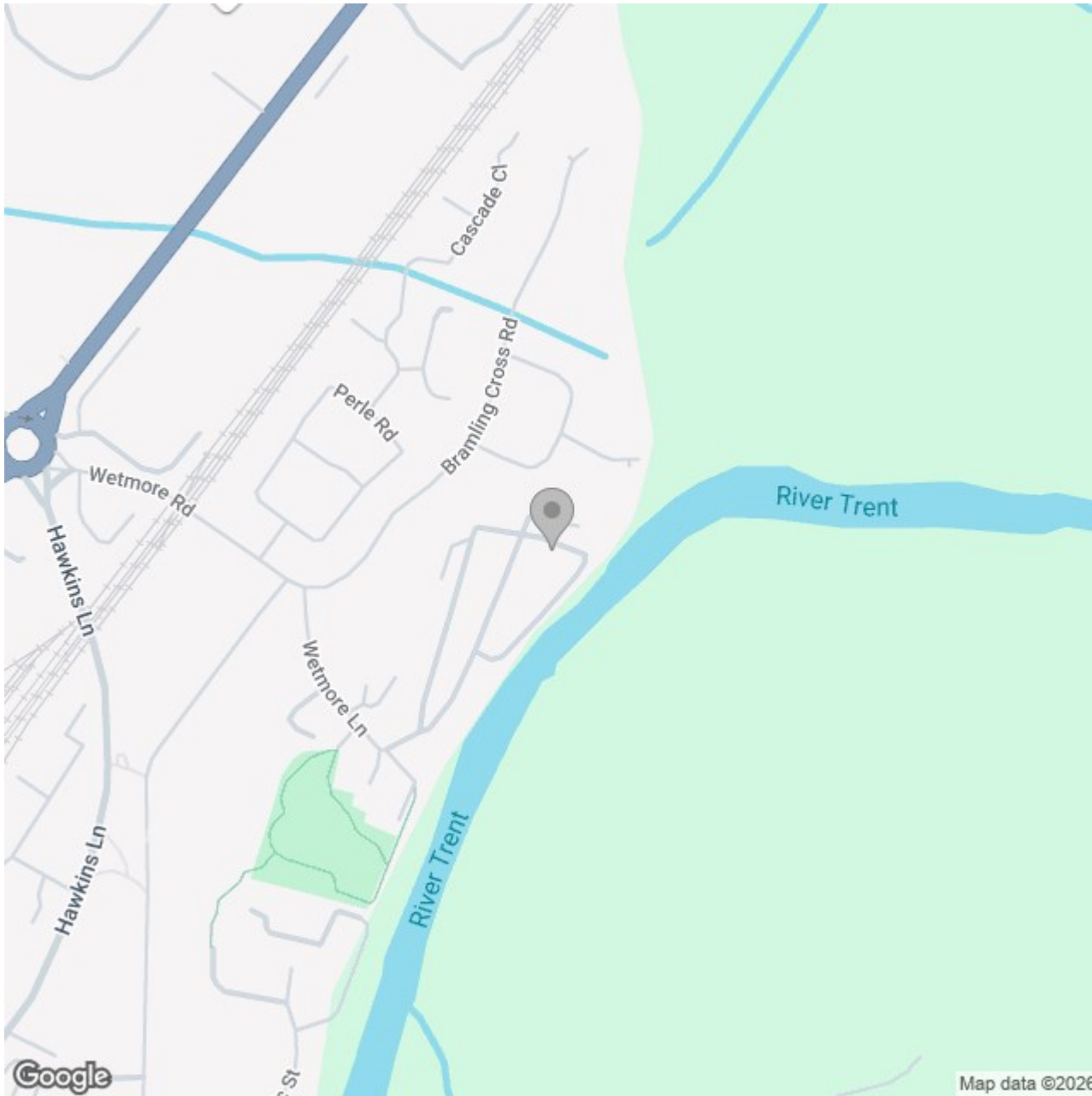
67.59 m²

727.58 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	