



Meynell Close, Burton-On-Trent, DE15 9DP

Asking Price £210,000

An Extended Semi Detached home offering versatile accommodation with side and rear extension. The home is uPVC double glazed and gas centrally heated with the accommodation in brief providing; Entrance Hallway, Lounge, Breakfast Kitchen with appliances and the ground floor extension adding the additional dining room to the rear elevation.

The first floor has Master Bedroom with Dressing Room, which could be turned into an en-suite shower room, Three Further Bedrooms and fitted Bathroom. Outside is a double width driveway and enclosed rear garden.

All viewings by appointment only. Further photos coming soon!

The Accommodation

An Extended Semi Detached home offering versatile accommodation with side and rear extension creating generous family living accommodation with the benefit of uPVC double glazing and gas central heating. The ground floor accommodation opens with an entrance hallway with stairs rising to the first floor, uPVC front door and internal door to the lounge. The Lounge is set across the front elevation with laminate flooring, additional space beneath the stairs with door to the dining room, feature fire place and door through to the breakfast kitchen.

The breakfast kitchen has a range of fitted base and eye level wall units, built in oven, gas hob, fridge freezer space, and washing machine and dryer space, with the breakfast area having French patio doors onto the rear garden.

The ground floor extension provides the additional dining room across the rear elevation with an internal door to the garage and French patio doors onto the garden.

The first floor has a master bedroom with dressing room, which could be turned into an en-suite shower room, three further family size bedrooms and fitted bathroom, offering a three piece white bathroom suite with Wc, hand wash basin and bath with shower over. Outside is a double width driveway across the front of the property and enclosed rear garden. Located on the popular Brizlincote Valley within a desirable cul de sac position. View By Appointment.

Hallway

Lounge

4.06 x 3.84 min (13'4" x 12'7" min)



Breakfast Kitchen

4.75 x 2.36 (15'7" x 7'9")



Dining Room

3.35 x 2.26 (11'0" x 7'5")

Garage

4.11 x 2.26 (13'6" x 7'5")

First Floor

Main Bedroom

4.39 x 2.24 (14'5" x 7'4")

Dressing Room

2.24 x 1.68 (7'4" x 5'6")

Bedroom Two

3.33 x 2.69 (10'11" x 8'10")

Bedroom Three

3.15 x 2.67 (10'4" x 8'9")

Bedroom Four

2.29 x 2.01 (7'6" x 6'7")

Bathroom

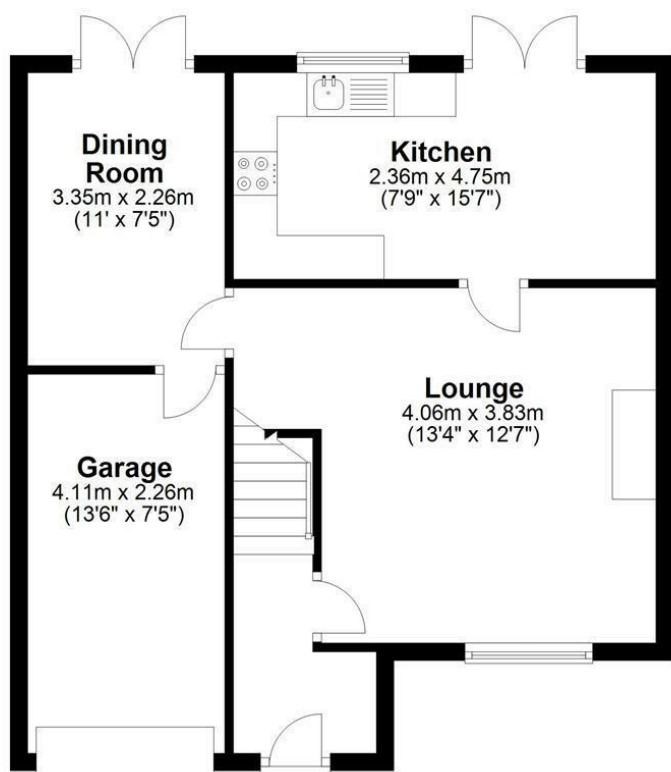
1.98 x 1.68 (6'6" x 5'6")



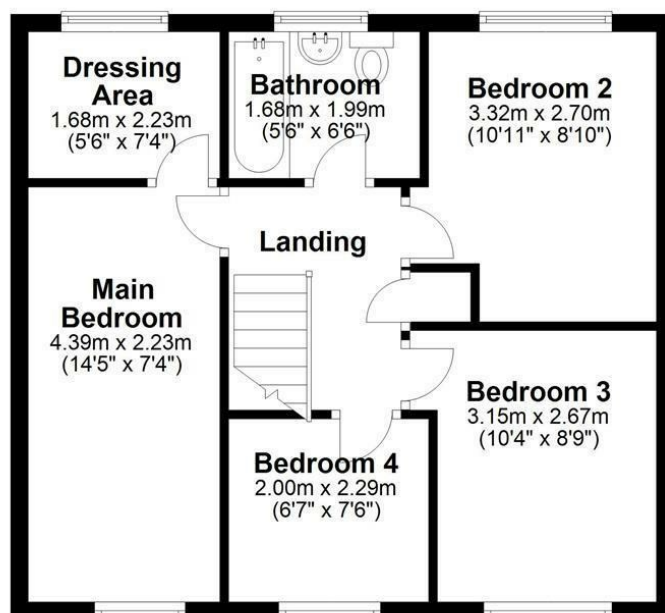
Front Driveway & Rear Garden

Draft details awaiting vendor approval subject to change

Ground Floor



First Floor



This Floorplan is for illustrative purposes only and while reasonable efforts have been made to ensure its accuracy, it is not to scale and measurements should not be relied upon. For display and layout purpose only, as a general indication of the layout. It does not form any part of any contract or warranty.
Plan produced using PlanUp.

Council Tax Band B Freehold

Services. Main's water, gas and electricity are understood to be available to the property but none of these have been tested or investigated for connection, nor any of the appliances attached thereto, have been tested by Nicholas Humphreys, who gives no warranties as to their condition or working order.

Money Laundering. Under the Protecting Against Money Laundering and Proceeds of Crime Act 2002, we must point out that any successful purchasers proceeding with the purchase will be asked for identification ie: Passport, Driving Licence, and recent Utility Bill. This evidence will be required prior to solicitors being instructed in the purchase of a property.

Agent Note. Whilst every care has been taken in preparation of these details, they are for guidance purpose only. All measurements are approximate, and whilst every care has been taken for accuracy, their accuracy should not be relied upon. Buyers are advised to recheck measurements. New development sites are increasingly implementing an on site annual management charge, all sale of property could be subject to this charge, to be verified & confirmed by your acting solicitor/ conveyancer.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		59
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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