



Fern Tree Walk, Off Forest Road, Burton On Trent, DE13 9TX

£335,000

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**** LANDSCAPED GARDEN ** HIGH SPECIFICATION ****

A detached family home built 2022, offering a high standard of interior accommodation, and a landscaped garden offering a high degree of privacy backed by mature trees. The residence opens with a welcoming reception hallway, guest cloakroom and lounge across the front elevation. A particular feature of this design is the open plan rear elevation, offering fitted dining kitchen with a wide selection of built-in appliances, ample space for a formal dining table, and soft furnishings area alongside French patio doors to the rear landscaped garden patio area.

The first floor has a spacious landing with master bedroom and en-suite shower room, three further generous bedrooms and modern contemporary fitted family bathroom. Nestled in this discreet location the home has a front garden and side driveway leading to the detached single garage. A side gate leads to the landscaped rear garden with stone patio, and lawn, with steps to a lower tier garden with artificial lawn and raised beds with gate to a further woodland area. The discreet location balances accessibility to the town centre, major road networks and desirable school catchments. This home is thoughtfully designed to meet the needs of a growing family.



The Accommodation

Welcoming Reception Hallway

With a secure entrance door, double glazed window to the side elevation, radiator, useful under stairs storage cupboard opposite an additional built-in storage cupboard, internal doors lead to:

Lounge

4.78m x 3.53m (15'8 x 11'7)

Located across the front aspect with uPVC window to the front elevation, radiators, TV aerial point and master telephone point.

Guest Cloakroom

With a uPVC frosted glass window to the side elevation, radiator, WC, wash hand basin with mixer tap, tiled splashback and extractor fan.

Living Kitchen Diner

5.82m max x 4.60m max (19'1 max x 15'1 max)

An impressive open plan living dining kitchen with French patio doors leading to the rear landscaped garden, and open plan to the spacious dining kitchen. The kitchen features a range of gloss finished matching base and eye level storage cupboards and drawers with white quartz stone preparation work surfaces, a range of integrated appliances include one and a half composite sink with mixer tap, five ring AEG induction hob with extractor hood above, AEG oven and grill, concealed fridge, freezer, dishwasher, washing machine/dryer, two central heating radiators and concealed gas fired Vaillant combination boiler.

First Floor Landing

With a uPVC double glazed window to the side elevation, access into the loft space via loft hatch, radiator, useful double built-in storage cupboard space and internal doors to the family sized bedrooms.

Master Bedroom

4.34m x 2.90m (14'3 x 9'6)

With a uPVC double glazed window to the front elevation, radiator, built-in double wardrobes and door to the en-suite.

En-suite Shower Room

A well appointed en-suite shower room with a uPVC double glazed frosted glass window to the side elevation, offering a three-piece shower room suite, comprising; WC, pedestal wash hand basin with mixer tap, double walk-in shower cubicle with sliding glass screen, finished with a light grey complementary wall tile, chrome heated towel radiator and extractor fan.

Double Bedroom Two

3.38m x 2.90m (11'1 x 9'6)

With a uPVC double glazed window to the rear elevation overlooking the garden and tree lined view and radiator.

Bedroom Three

2.84m x 2.16m (9'4 x 7'1)

With a double glazed window to the front aspect and radiator.

Bedroom Four

With a double glazed window to the rear aspect and radiator.

Family Bathroom

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

A contemporary fitted bathroom with uPVC frosted glass window to the side elevation, featuring a three-piece bathroom suite, comprising; WC, pedestal wash hand basin with mixer tap, bath with shower over, fitted glass screen and complementary light grey wall tiling, chrome heated towel radiator, shaving point and extractor fan.

Outside

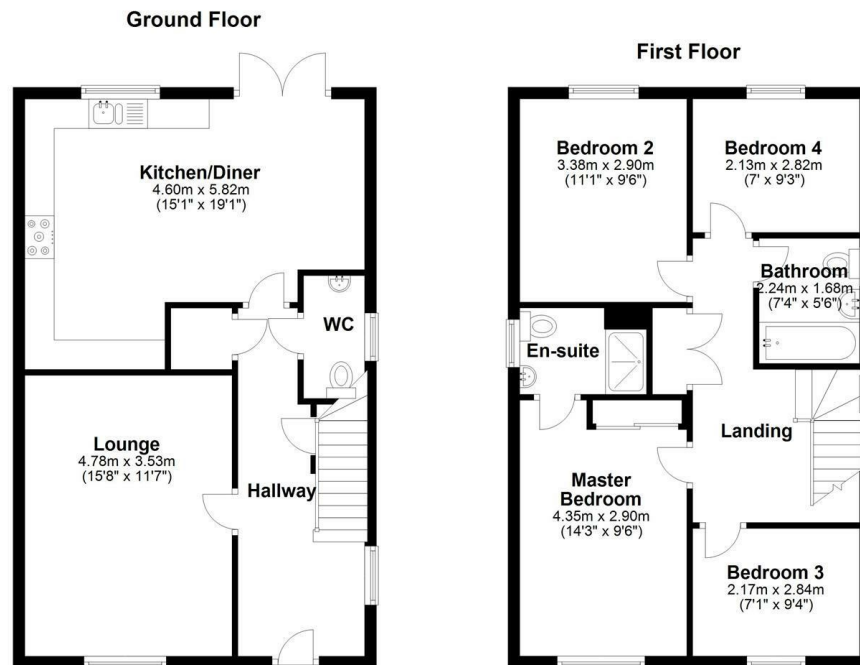
The home is located towards the end of the road with front fore garden and driveway to the side elevation leading to the detached single garage.

The rear garden is a particular feature of the home, having been landscaped with Indian sandstone patio, exterior lighting and lawn, with steps leading down to a lower terrace, alongside a tree lined area. The lower tier provides a private seating area with artificial lawn and raised flower beds and rear garden to a wooded area of the garden.

Draft details awaiting vendor approval and subject to change.







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Plan produced using PlanUp.



Council Tax Band E

Freehold

Services. If & where stated in the details main's water, gas and electricity are understood to be available to the property, 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. **Floor Plans.** To be used as an illustrative purpose only and while reasonable efforts have been made to ensure its accuracy, it is not to scale and measurements should not be relied upon. The company displays the floor plan as a general indication of layout and it does not form any part of any contract or warranty and provides an approximate guide to layout.

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.

Survey. We advise all buyers to undertake their own investigations into the condition of the property and surroundings by an independent survey. We the Agent do not conduct a survey of the property and cannot advise on structural defects or materials used. Independent advice is required before exchange and completion.

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 and inspect the property before exchange of contracts to confirm they are satisfied with the condition of the property and surroundings before completion of the purchase. 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 before exchange of contracts.

Selective License Areas. The Council's Selective Licensing Scheme requires all landlords who privately rent out properties within the designated areas to obtain a licence from the council. Within Burton on Trent the following streets have been designated: Blackpool Street, Branston Road, Broadway Street, Goodman Street, King Street, Queen Street, Shobnall Street, Uxbridge Street & Waterloo Street. A license fee for application will be payable and work to the home may be required. Full information: <https://www.eaststaffsbc.gov.uk/housing-and-property/landlords/selective-licensing-scheme>

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	85	
(69-80) C		
(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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