



Welford Rise, Burton-On-Trent, DE13 0QF

Nicholas
Humphreys

Asking Price £250,000

A deceptively spacious and beautifully presented detached dormer-style house, occupying a pleasant position within the popular Outwoods area of Burton-on-Trent.

Offering versatile family accommodation, the property features a generous front lounge with bow window, fitted kitchen with integrated appliances, separate dining room offering the potential for use as a fourth bedroom, ground-floor bedroom and family bathroom, together with two further bedrooms to the first floor.

Outside, an impressive press-concrete driveway provides ample off-road parking and access to a single garage, whilst to the rear is an extensive enclosed garden with lawn, mature borders and paved patio area.

Tastefully decorated and well presented throughout, this versatile home offers an excellent opportunity for the growing family. Internal viewing is highly recommended.



The Accommodation

A deceptively spacious and well-presented detached dormer-style house, occupying a pleasant position within the popular residential area of Outwoods. Offering a versatile arrangement of accommodation ideal for the growing family. The property is set back from the road behind an impressive press-concrete paved driveway providing ample off-road parking, with access extending to the side of the home and leading to a UPVC double-glazed side entrance door.

The entrance door opens into a welcoming reception hallway, having a single radiator, a selection of useful built-in storage cupboards and a staircase rising to the first-floor accommodation. Internal doors lead off to the principal ground-floor rooms.

Positioned to the front aspect is the generously proportioned lounge, featuring a UPVC double-glazed bow window to the front elevation together with an additional window to the side aspect, allowing for an abundance of natural light. The room is finished with laminate flooring, radiator and a stylish upright radiator, with an internal door leading through to the fitted kitchen.

The kitchen offers a comprehensive selection of oak-fronted base cupboards and matching eye-level wall units with glass display cabinets, complemented by preparation work surfaces incorporating a single drainer sink unit. Integrated appliances include a built-in oven with Neff electric hob and extractor hood above, built-in fridge and freezer and a slimline dishwasher. Further features include ceramic tiled flooring and a UPVC double-glazed window and door providing access onto the rear garden.

The separate dining room provides an extremely versatile additional reception space and could alternatively be utilised as a fourth bedroom if required. The room has laminate flooring, a useful below-stairs storage cupboard and UPVC double-glazed French patio doors opening directly onto the extensive rear garden.

Completing the ground-floor accommodation is a further bedroom positioned to the front aspect, having a radiator and continuation of the laminate flooring, together with the family bathroom. The bathroom is fitted with a three-piece white suite comprising WC, hand wash basin with fitted cupboard beneath and panelled bath with electric shower above, complemented by a heated chrome towel rail and UPVC double-glazed window.

To the first floor, the landing has a UPVC double-glazed window overlooking the rear aspect together with a useful built-in bookcase, with doors leading off to two further bedrooms. The master bedroom benefits from a UPVC double-glazed window to the side elevation, radiator and a selection of useful low-level fitted wardrobes. The additional single bedroom also has a UPVC double-glazed window to the side aspect, radiator and further low-level built-in wardrobe and cupboard.

Outside, the extensive press-concrete driveway provides ample off-road parking together with vehicular access to the single garage. Access continues through to the enclosed rear garden, which is principally laid to lawn with established borders containing a variety of mature shrubs, together with a paved patio area providing an ideal space for outdoor seating and entertaining.

Tastefully decorated and well presented throughout, this deceptively spacious detached dormer-style home offers an excellent degree of flexible accommodation ideally suited to the growing family. Situated within the popular Outwoods area of Burton-on-Trent, an internal viewing is highly recommended to fully appreciate the accommodation on offer. All viewings are strictly by appointment only.

Hallway

Lounge

6.22m x 3.35m (20'5 x 11'0)

Kitchen

3.30m max x 2.90m (10'10 max x 9'6)

Dining Room/ Optional Fourth Bedroom

3.86m x 3.02m (12'8 x 9'11)

Ground Floor Bed Three

3.15m x 2.59m (10'4 x 8'6)

Ground Floor Bathroom

1.80m x 1.68m (5'11 x 5'6)

First Floor

Bedroom One

3.45m x 3.00m (11'4 x 9'10)

Bedroom Two

3.02m x 2.54m (9'11 x 8'4)

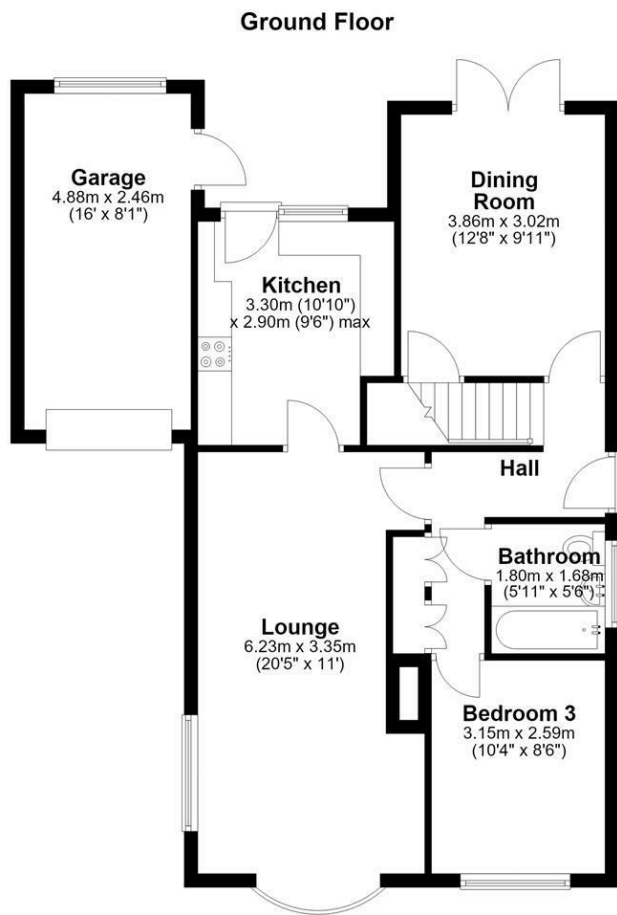
Property construction: Standard
Parking: Drive & Garage
Electricity supply: Mains
Water supply: Mains
Sewerage: Mains
Heating: Mains Gas Combi Boiler in Garage
Council Tax Band: C
Local Authority: East Staffordshire Borough Council
Broadband type: TBC - See Ofcom link for speed: <https://checker.ofcom.org.uk/> Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>
Useful Websites: www.gov.uk/government/organisations/environment-agency
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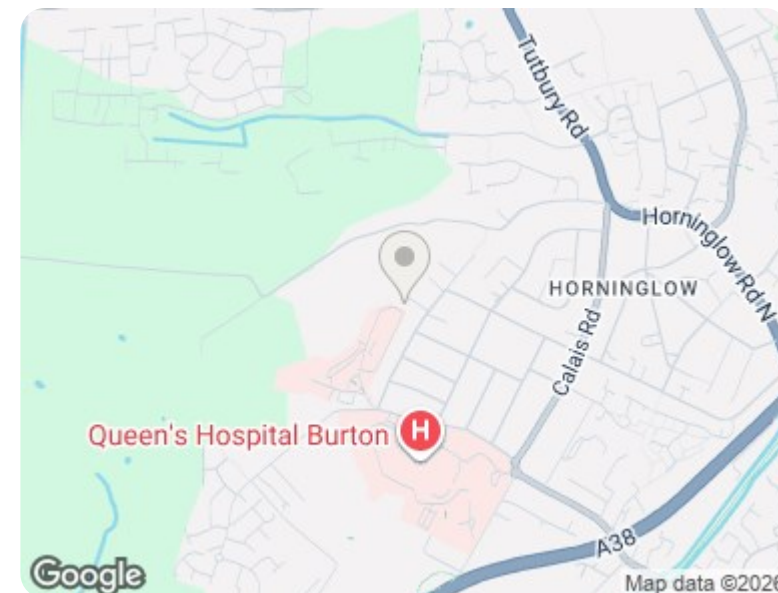








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Plan produced using PlanUp.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D		
(39-54) E	54	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

This Brochure consists of 8 pages, please ensure you have read all pages before your proposed purchase.

01283 528020
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183 High Street, Burton upon Trent, Staffordshire, DE14 1HN

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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.

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