



Burton Road,, Woodville, DE11 7JP

Nicholas
Humphreys

Offers Over £335,000

**** Modernised Detached Bungalow ** Spacious Accommodation ** Four Double Bedrooms ****

A modern bungalow offering deceptive accommodation having been extended to the rear elevation to provide ample space for the growing family. The interior accommodation is uPVC double glazed and gas centrally heated throughout and in brief opens with a front porch leading to the reception hallway. The extended lounge diner on the rear aspect overlooks the rear garden with access to the modern well equipped fitted kitchen diner with a selection of appliances, alongside is the utility room.

The master bedroom suite is set on the rear aspect, with fitted wardrobes and furniture and an en-suite shower room. There are three further double bedrooms positioned along the front elevation of the home and a spacious family bathroom offering a five piece bathroom suite. Outside the home has a driveway across the front for various vehicles and side gated pedestrian access to the enclosed rear garden with detached workshop. The home is currently offered with vacant possession. View By Appointment.



The Accommodation

Front Porch

Front entrance door with internal door into Hallway and window to the side aspect.

Reception Hallway

A welcoming space with laminate flooring, large built-in storage cupboard and internal doors lead of to the various reception areas and bedrooms.

Lounge

6.55m max x 5.84m at the maximum lenghts (21'6 max x 19'2 at the maximum lengths)

An L-shape room overlooking the rear garden having an electric optiflame fire set in modern surround, laminate flooring, designer radiators, skylight windows, windows to rear aspect and French patio doors onto the rear garden.

Kitchen Diner

4.45m x 3.43m (14'7 x 11'3)

a well equipped kitchen diner with modern wall, base and drawer units and breakfast bar, stainless steel sink with waste disposal, built in oven & hob, fridge/freezer, integrated dishwasher, tiled flooring, window to rear and door into rear porch allowing for access to the rear garden.

Utility Room

2.34m x 1.55m (7'8 x 5'1)

With a floor base gas fired combination boiler, storage cupboards and appliance space.

Master Bedroom Suite

4.78m x 3.33m (15'8 x 10'11)

A self contained area of the property from off the lounge with small inner hallway with storage cupboard and doors to the master bedroom on the rear aspect overlooking the garden with a selection of fitted wardrobes and bedroom furniture.

Shower Room

3.28m x 1.96m (10'9 x 6'5)

Located alongside the master bedroom, fitted with shower cubicle, Wc, and basin with vanity units and wall cabinets having shaving point, radiators, tiled floor and window to front.

Front Bedroom Two

3.94m x 3.56m (12'11 x 11'8)

On the front aspect with window and radiator.

Front Bedroom Three

3.58m x 3.15m (11'9 x 10'4)

On the front aspect with window and radiator.

Bedroom Four

4.09m x 2.39m (13'5 x 7'10)

With window to the front aspect and radiator.

Spacious Bathroom

4.11m x 2.87m max into recess (13'6 x 9'5 max into recess)

Spacious modern white suite having bath, shower area with glass screen Wc, and His & Hers basins, set above vanity units, wall mirror and radiator and window to the side aspect.

Outside

To the front is a wide block paved driveway providing parking for four cars. The rear has an enclosed garden with patio area, lawn, store cupboard and separate workshop with power, and side electric gate providing pedestrian only access to the front of the home.

Draft details awaiting vendor approval and subject to change.

Property construction: Standard

Parking: Driveway

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Mains Gas

Council Tax Band E

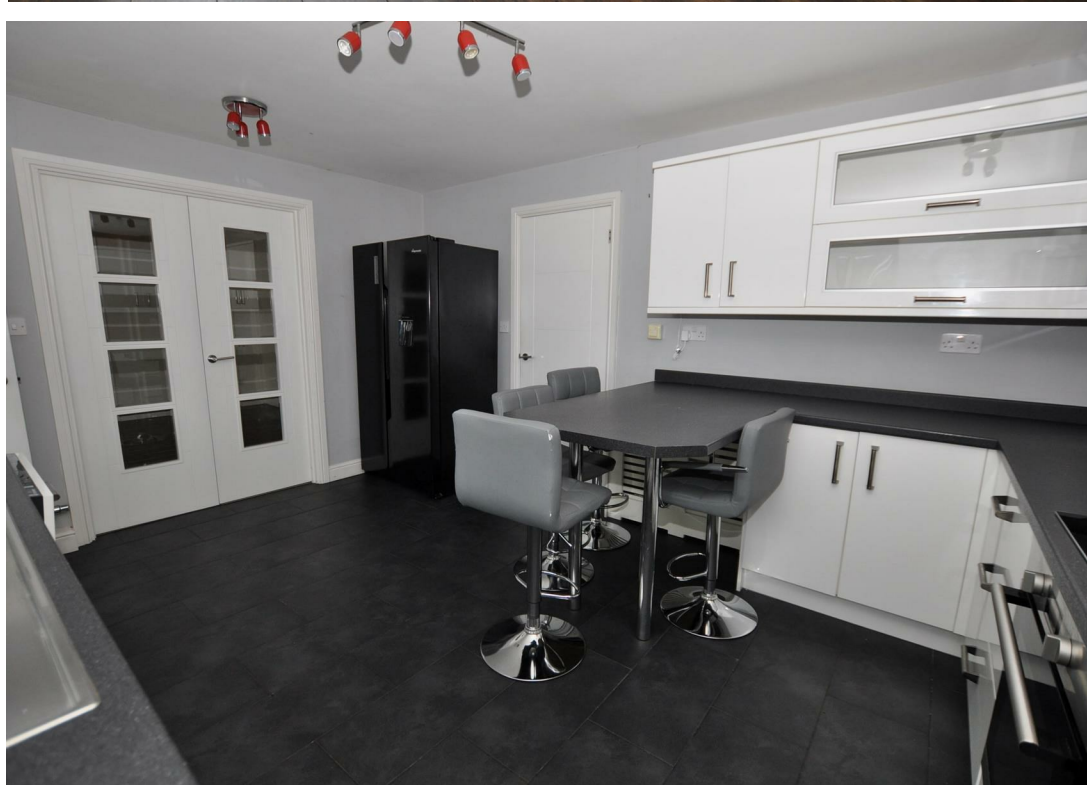
Broadband type: TBC - See Ofcom link for speed: <https://checker.ofcom.org.uk/> Mobile

signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

Local Authority: South Derbyshire Council

Useful Websites: www.gov.uk/government/organisations/environment-agency

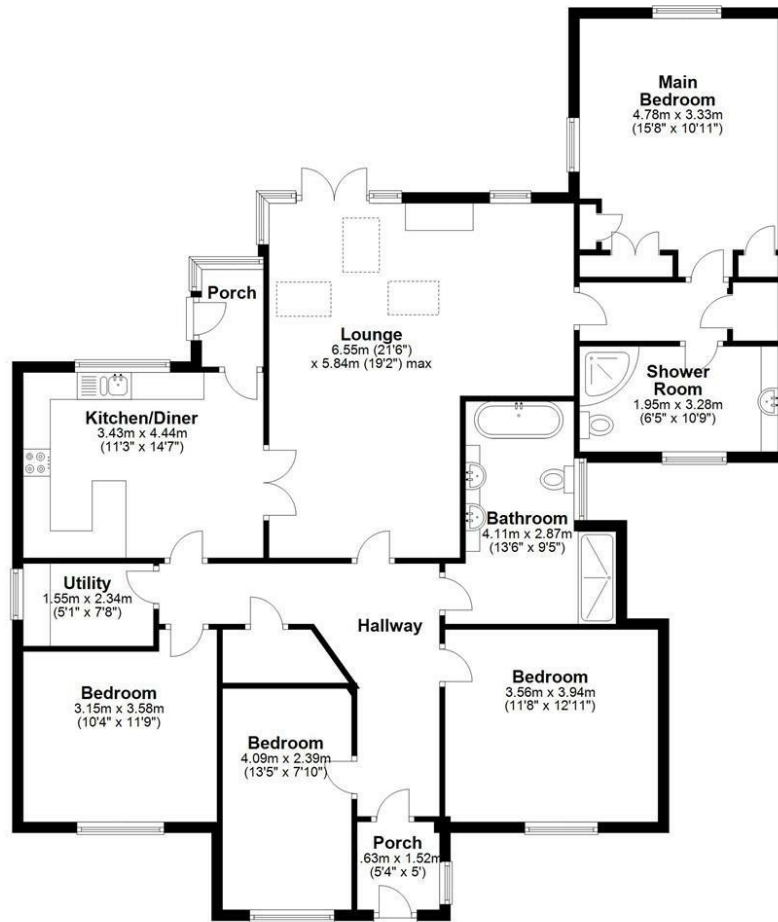
The property information provided by Nicholas Humphrey Estate Agents is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, please contact the office and we will be pleased to check the information for you. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.



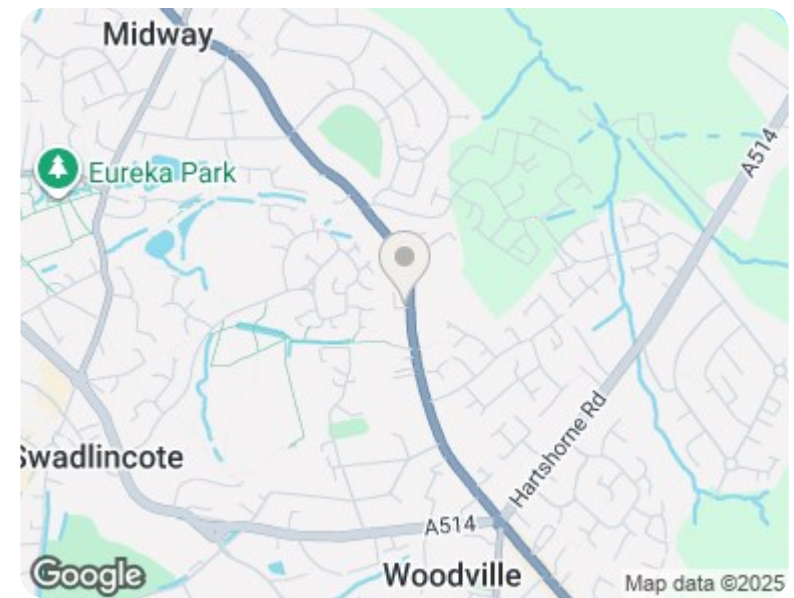





Ground Floor



NICHOLAS HUMPHREYS. 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 used by NICHOLAS HUMPHREYS, as a general indication of the layout. It does not form any part of any contract or warranty.
Plan produced using PlanUp.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	81
(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	

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 maybe required. Full information: <https://www.eaststaffsbc.gov.uk/housing-and-property/landlords/selective-licensing-scheme>

01283 528020

NICHOLASHUMPHREYS.COM

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