NICHOLAS Humphreys ESTATE AGENT

SALES
MORTGAGES
LETTINGS
MANAGEMENT









Blakeholme Court, Burton-On-Trent, Staffordshire DE14 2QJ

- SUPERB CONDITION
- THREE GOOD BEDROOMS
- SEPARATE SITTING ROOM
- MODERN KITCHEN DINER
- MASTER BED EN SUITE
- REAR DRIVE & GARAGE
- EXCELLENT REAR GARDEN
- MUST BE SEEN
- EPC RATING - C

Offers In The Region Of £182,950

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A EXCELLENT PROPERTY IN GREAT CONDITION THROUGHOUT WHICH SIMPLY MUST BE SEEN! Modern three bedroom semi detached family home situated in this ever popular residential location. A full inspection will reveal a tastefully decorated property benefiting from gas central heating and uPVC double glazing. In brief, the property comprises of reception hall, guest's cloaks wc, sitting room, well equipped dining kitchen with integrated appliances. On the first floor a landing leads to three bedrooms, master bedroom en-suite and family bathroom. Outside driveway and garage to the rear and an enclosed well maintained garden with decking and lawn. Call to view.

ENTRANCE HALL

Having a regency style composite entrance door with double glazed top lights leading into the hall with radiator and door leading off.

CLOAKS WC

A modern white two piece suite comprising; low centre flush wc and pedestal wash hand basin with complementary ceramic tiled splash backs, radiator and uPVC opaque double glazed window to front.



SITTING ROOM

15'11 x 15'7" (4.85m x 4.75m)

Separate lounge with feature contemporary style fire surround with matching hearth, two central heating radiators, under stairs storage cupboard, uPVC double glazed window to front, staircase to first floor and door leads off to the dining kitchen.



FURTHER PHOTO



DINING KITCHEN

15'9 x 9'1" (4.80m x 2.77m)

Excellent rear facing room, the kitchen arera with a range of modern white high gloss fitted soft close wall, base and drawer units with contemporary brushed chrome handles and black granite effect laminated working surfaces, inset stainless steel Neff four burner gas hob with matching electric fan assisted oven and grill, canopy extractor hood with down lighter, concealed Neff larder fridge and freezer, concealed Potterton wall mounted combination gas boiler providing instant domestic hot water and gas central heating, complementary ceramic tiled splash backs, ceiling extractor fan, ceiling LED down lighters, under cupboard halogen down lighting, radiator, uPVC double glazed window to rear, space and plumbing for automatic washing machine and uPVC double glazed French style doors to rear garden.



KITCHEN AREA PHOTO



FURTHER PHOTO



FIRST FLOOR LANDING

On the first floor landing with access to roof space, storage cupboard, uPVC opaque double glazed window to side and doors lead off.

BEDROOM ONE

11'2 x 9'1" (3.40m x 2.77m)

A double master bedroom having uPVC double glazed window, central heating radiator and door leads to the en suite.



FURTHER PHOTO



EN SUITE

Having modern white three piece suite comprising; low centre flush wc, pedestal wash hand basin and walk in double shower cubicle with chrome mains fed shower, chrome and glass sliding door and screen, complementary ceramic part tiled walls, radiator, ceiling extractor fan and ceiling halogen down lighters.



FURTHER PHOTO



BEDROOM TWO

9'8 x 8'1

Double bedroom with radiator and uPVC double glazed window to front.



BEDROOM THREE

10'10 x 7'5" (3.30m x 2.26m)

Excellent third bedroom with feature part cathedral style arched uPVC double glazed window to front and central heating radiator.



FAMILY BATHROOM

With modern white three piece suite comprising; low centre flush wc, pedestal wash hand basin and panelled bath with complementary ceramic part tiled walls, radiator, ceiling halogen down lighters, ceiling extractor fan and uPVC opaque double glazed window to rear.



OUTSIDE FRONTAGE

To the front is an open fore garden and path leads to the front door.



REAR GARDEN

Excellent neat enclosed rear garden with feature decking area, lawn area, flowers, plant beds and pathway leading to the rear gate giving access to the garage and parking. Rear garden is landscaped, enclosed by close panel fencing together with brick walling, laid to a shaped lawn with Cotswold style patio area, pathway and cold water tap. Gated rear access leads to the semi detached brick garage (having up & over door and supplied with power and light) and driveway, accessed via a private block paved fore court.



FURTHER PHOTO



FURTHER PHOTO

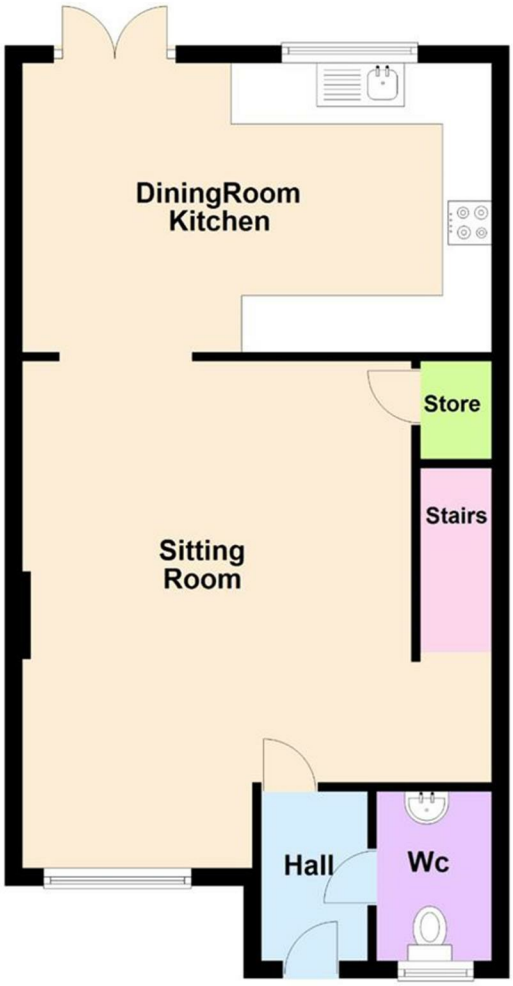


REAR DRIVE & GARAGE

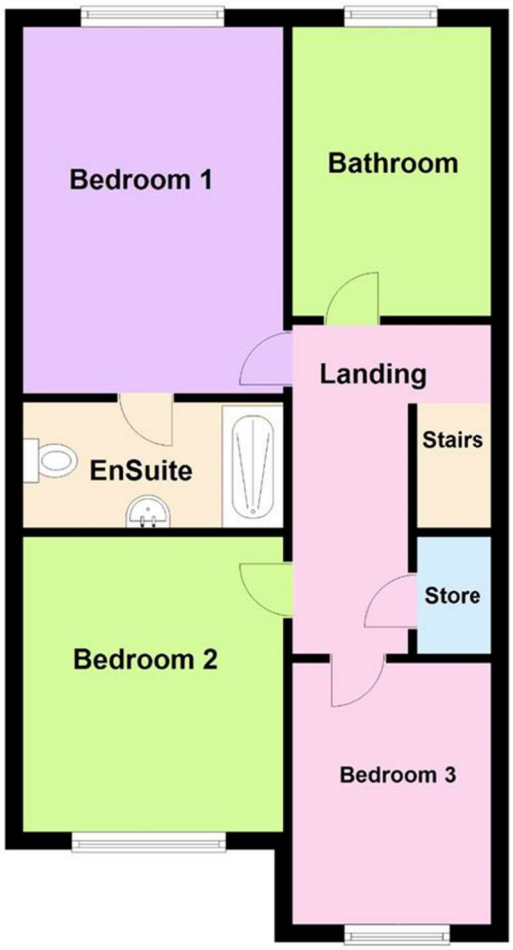
Rear drive parking leading to the semi detached brick garage, having up & over door and supplied with power and light. (The driveway, accessed via a block paved fore court).



Ground Floor



First Floor



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C	74	
(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	

Environmental Impact (CO_2) Rating

	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		87
(69-80) C	75	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		
England & Wales	EU Directive 2002/91/EC	

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Services

Mains water, gas and electricity are understood to be available to the property but none of these, nor any of the appliances attached thereto, have been tested by Nicholas J Humphreys, who gives no warranties as to their condition or working order. Telephone subject to suppliers' regulations.

Money Laundering

Under the Protecting Against Money Laundering and the Proceeds of Crime Act 2002, we must point out that any successful purchasers proceeding with a purchase will be asked for identification i.e passport, driving licence or recent utility bill. This evidence will be required prior to solicitors being instructed in the purchase or sale of a property.

Viewing and Valuations

If you are thinking of selling we offer a FREE VALUATION SERVICE or if you would like to view this property please call your local branch on Burton 01283 528020 or Derby 01332 265662.

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