



3 SUNLOCH CLOSE, BURBAGE, LE10 2TT

ASKING PRICE £450,000

Impressive 2015 award winning David Wilson built Cornell design detached family home overlooking greenery and marshland to side. Sought after and convenient new cul de sac development with good access to the village centre including shops, schools, doctors, dentist, restaurants, public houses and good access to the A5 and M69 motorway. Immaculate contemporary style interior with a range of good quality fixtures and fittings including white panelled interior doors, spindle balustrades, Karndean wood grain flooring, spotlights, wired in smoke alarms, alarm system, CCTV, gas central heating and UPVC SUDG. Spacious accommodation offers entrance hall, separate WC, lounge with feature fireplace, fitted open plan living dining kitchen and utility room. Four bedrooms (main with ensuite shower room) and family bathroom. Corner plot. Driveway to garage. Front, side and enclosed rear garden. Viewing recommended. Carpets, blinds and fitted wardrobes from all bedrooms included.



TENURE

Freehold

Council Tax Band - E

ACCOMMODATION

Attractive white composite panelled and SUDG front door with outside lighting to

ENTRANCE HALLWAY

with Karndean wood grain flooring. Radiator. Telephone point. Keypad for burglar alarm system. Wired in smoke alarm. Thermostat for central heating system. Doorbell chime. Stairway to first floor with white spindle balustrades. Door to a cloaks cupboard with Karndean wood grain flooring and houses the consumer unit and control box for the alarm system. Attractive white 4 panel interior doors to

SEPARATE WC

with white suite consisting low level WC wall mounted sink unit. Tiled splashbacks. Karndean wood grain flooring. Radiator. Extractor fan.

LOUNGE

20'11" x 13'4" (max.) (6.39 x 4.07 (max.))

with feature fireplace having ornamental white wooden surrounds, raised black marble hearth and backing incorporating a stainless steel living flame coal effect electric fire. Two radiators. TV aerial point, including Sky.



OPEN PLAN LIVING DINING KITCHEN TO REAR

20'10" x 15'7" (max.) (6.36 x 4.76 (max.))

the living dining area with Karndean wood grain flooring. Two double panelled radiators. Two TV aerial points, including Sky. UPVC SUDG French doors lead to the rear garden. Fitted breakfast kitchen with a fashionable range of gloss white fitted kitchen units with soft close doors consisting inset single drainer stainless steel sink unit with mixer taps above and double base unit beneath. Further matching range of floor mounted cupboard units and three drawer unit. Contrasting black working surfaces above with inset 6 ring stainless steel gas hob unit. Stainless steel chimney extractor hood. Tiled splashbacks. Further matching wall mounted cupboard units. One tall larder unit. Further integrated appliances include a fridge freezer, dishwasher, double fan assisted oven with grill. Karndean wood grain flooring. Inset ceiling spotlights. Wired in heat detector. Door to



UTILITY ROOM

5'8" x 6'0" (1.75 x 1.83)

with matching units from the kitchen consisting floor standing cupboard unit. Black working surfaces. Matching upstands. Further matching wall mounted cupboard units, one concealing the gas condensing boiler for central heating and domestic hot water. Appliance recess points. Plumbing for automatic washing machine. Karndean wood grain flooring. Radiator. Wired in carbon monoxide detector. Extractor fan. Door to useful under stairs storage cupboard/ pantry with fitted shelving. White composite panelled and SUDG door to the rear of the property.

FIRST FLOOR LANDING

with white spindle balustrades. Radiator. Wired in smoke alarm. Door to the airing cupboard housing the cylinder fitted with an immersion heater for supplementary domestic hot water. Loft access.

FRONT BEDROOM ONE

11'7" x 17'8" (max.) (3.55 x 5.39 (max.))

L-shaped with a range of matte white fitted bedroom furniture in white consisting 2 double and one single wardrobe unit. Single panelled radiator. TV aerial point. Digital thermostat for central heating on the first floor. Door to



ENSUITE SHOWER ROOM

4'3" x 6'6" (1.30 x 2.00)

with white suite consisting fully tiled double shower cubicle with glazed shower doors. Pedestal wash hand basin. Low level WC. Contrasting tiled surrounds. Radiator. Shaver point. Extractor fan.



BEDROOM TWO TO FRONT

12'1" (max.) x 11'11" (3.69 (max.) x 3.64)

with a range of fitted bedroom furniture in gloss white consisting two double and one single wardrobe unit with soft close doors. Radiator. TV aerial point.



BEDROOM THREE TO REAR

8'8" x 12'1" (2.66 x 3.70)

with built in fitted double wardrobe in matte white. Radiator.



BEDROOM FOUR TO FRONT

8'6" x 7'1" (2.60 x 2.17)

with built in storage cupboard over the stairs with fitted shelving. Radiator.



FAMILY BATHROOM TO REAR

6'1" x 6'8" (1.86 x 2.05)

with white suite consisting panelled bath, shower unit above and glazed shower screen to side. Pedestal wash hand basin. Low level WC. Contrasting tiled surrounds. White heated towel rail. Extractor fan.



OUTSIDE

the property is nicely situated in a cul de sac on a good sized corner plot. The front and side garden principally laid to lawn with surrounding well stocked beds and borders. A timber gate offers access to the rear garden which is enclosed by a high brick retaining wall and panelled fencing having a full width slabbed patio adjacent to the rear of the property beyond which the garden is principally laid to lawn with surrounding slate borders. Outside tap and lighting. To the bottom of the garden a timber gate offers access to a tarmacadam driveway leading to a detached brick built garage (5.09 x 2.75) with up and over door to front, light power and a pitched roof offering further storage.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			93
(81-91) B		84	
(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	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



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