



Poplars Barn Chestnut Drive

, Burton-On-Trent, DE13 0UA

Offers in excess of £260,000



Dwellings Estate Agents are delighted to present to the market this attractive barn style three-bedroom semi-detached property. This property is one of a select handful of recently built houses within a walled development off the popular Horninglow Road North. This spacious home is located close to the town centre with easy access to local amenities.

The Vendors are "Legally Seller Ready". What do we mean by this term? The Vendors already have solicitors instructed, contracts have been prepared, and searches have been requested on their home. The searches will be provided to any prospective buyer and their solicitor ready to be used (saving 8 weeks). If you are a cash buyer ready to move in straight away or if you are buying a mortgage, then merely your lender will provide a mortgage offer and you are ready to move in.

The accommodation has the benefit of uPVC double glazing and central heating throughout.

The property is a well-presented and spacious family home that offers versatile living accommodation. An entrance hall, a large reception room, and an open-plan kitchen/dining room make up the ground floor. The first



ENTRANCE HALL

Large entrance hall having access via wooden panelled door, laminated flooring, radiator, stairs leading to the first floor, and 3 wooden doors leading to the living room, kitchen/diner and downstairs WC.

RECEPTION ROOM 13'10" x 17'8" (4.24m x 5.40m)

Large living area having 3 double glazed windows (two to the front elevation, one to the side), carpeted flooring, two radiators, skirting throughout, TV aerial and electric points, a 6 panel wooden door leading to the hallway and 6 panel double doors leading to the kitchen/diner.

KITCHEN/DINING ROOM 21'5" x 12'10" (6.53m x 3.92m)

The spacious kitchen/dining room has two double glazed windows to the rear elevation and double glazed double doors leading to the garden. Having 'L-shaped' units running across the side and rear walls, with an integrated oven, a chrome sink with chrome mixer tap, a 5 ring gas hob, a fridge/freezer and multiple floor & wall-mounted units, the room also consists of laminated flooring, skirting throughout, two radiators and electric points.

W/C

The understairs WC has a low flush toilet, a basin with a chrome mixer tap, tiled flooring, skirting, and a radiator.

MASTER BEDROOM 18'5" x 12'5" (5.62m x 3.80m)

Double bedroom having double glazed windows to the rear and side elevation, carpeted flooring, skirting throughout, aerial and electric points, and two 6 panel wooden doors leading to the hallway and en-suite shower room.

EN SUITE 6'1" x 8'3" (1.86m x 2.52m)

En-suite shower room having shower unit with sliding doors, low level flush WC, basin with chrome mixer tap, heated towel rail, double glazed frosted window to the rear elevation, and half-tiled walls and flooring.

BEDROOM TWO 11'6" x 11'5" (3.52m x 3.48m)

Double bedroom having double glazed window to the front elevation, radiator, carpeted flooring, skirting throughout and electric points.

BEDROOM THREE 11'6" x 9'8" (3.52m x 2.96m)

Double bedroom having double glazed window to the front elevation, radiator, carpeted flooring, skirting throughout and electric points.

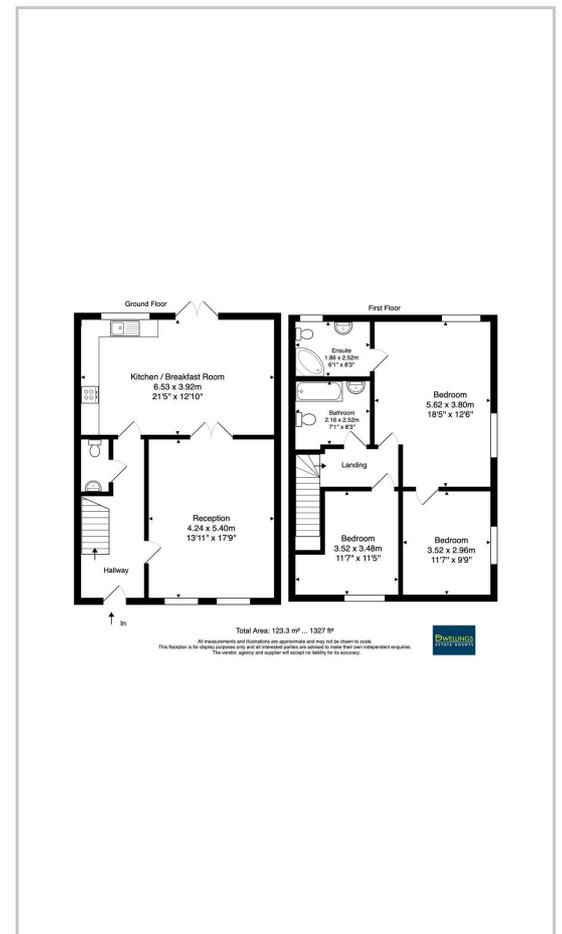
BATHROOM 7'1" x 8'3" (2.16m x 2.52m)

Family 3-piece bathroom having bath tub with chrome mixer tap and chrome shower head, low level flush WC, basin with chrome mixer tap, heated towel rail, and half-tiled walls and flooring.

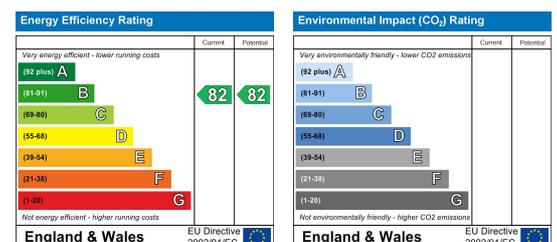
Area Map



Floor Plans



Energy Efficiency Graph



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Guild Street,, Burton on Trent, Staffordshire, DE14 1NA

Tel: 01283 890199 Email: hello@dwellingsestate.co.uk <https://www.dwellingsestate.co.uk>