



DWELLINGS
ESTATE AGENTS

36 King Lane

, Burton-On-Trent, DE13 9FE

Guide price £385,000



Dwellings Estate Agents are proud to bring to the market this modern, detached family home. This beautiful property is situated on an enviable plot within a sought-after new development on the outskirts of Burton-on-Trent. Transportation links are nearby, such as the A511, A38, A50, & A51, which connect major road networks. The property also has the benefit of being in the catchment area for The Mosley Academy, Shobnall Primary School, and John Taylor School.

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

The property is immaculately presented throughout and is a spacious family home that offers versatile living accommodations. The ground floor, in brief, comprises an entrance hall, a spacious reception room, a W/C with luxury grey tiles, a separate utility room, and a modern open-plan kitchen/diner with Amtico flooring throughout, a W/C with luxury grey tiles, a separate utility room, and a modern open-plan kitchen/diner with Amtico flooring throughout. On the first floor, there is a three-piece family bathroom and four good-sized bedrooms, with the master bedroom benefiting from a modern en suite.



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ENTRANCE HALL

RECEPTION ROOM 11'9" x 21'5" (3.60m x 6.54m)

KITCHEN/DINER 15'7" x 21'5" (4.76m x 6.54m)

W/C

UTILITY ROOM 7'2" x 6'1" (2.20m x 1.86m)

MASTER BEDROOM 11'8" x 17'7" (3.56m x 5.36m)

EN SUITE

BEDROOM TWO 12'2" x 11'10" (3.72m x 3.62m)

BEDROOM THREE 12'2" x 9'11" (3.72m x 3.04m)

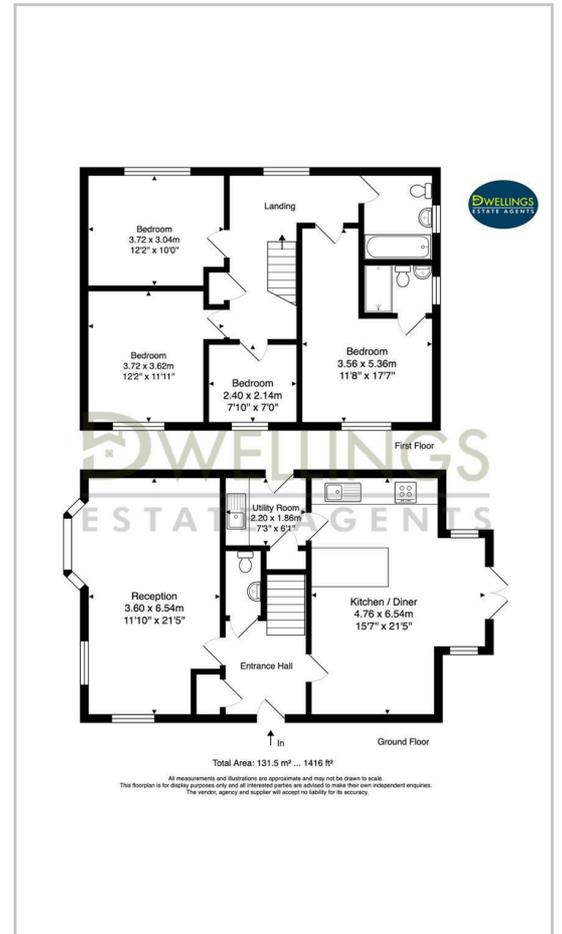
BEDROOM FOUR 7'10" x 7'0" (2.40m x 2.14m)

BATHROOM

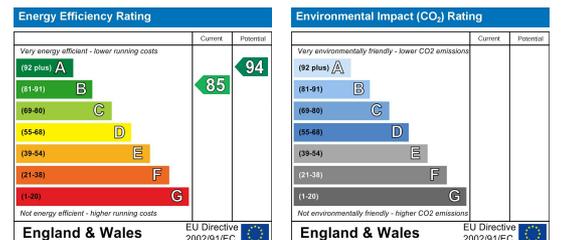
Area Map



Floor Plans



Energy Efficiency Graph



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