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SALES & LETTINGS

St. Marys Drive, DE13 0LJ

Asking Price £290,000

https://www.abodemidlands.co.uk

This four-bedroom detached property, situated in Burton-on-Trent, offers a practical layout comprising an entrance hallway, downstairs WC, two reception rooms, kitchen, four bedrooms, en-suite to the master, a family bathroom, an integrated garage, off-street parking, and an enclosed rear garden. The home benefits from double-glazed windows and gas central heating.

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Accommodation

Ground Floor

The accommodation begins with a storm porch leading into the entrance hallway, providing access to the main reception room, kitchen, and stairs to the first floor.

The front reception room features a square bay window to the front elevation, a gas fireplace, carpeted flooring, and a radiator. Double doors lead to the second reception room, with patio doors opening to the rear garden.

The kitchen is fitted with a range of matching wall, base, and drawer units, a one-bowl stainless steel sink, integrated oven, gas hob with extractor over, tiled flooring, and splash back tiling. There is also space for further appliances, a radiator, and a double-glazed window overlooking the rear garden.

A downstairs WC is accessed from the hallway and includes a low-level WC and wash-hand basin.

First Floor

The landing gives access to four bedrooms, the family bathroom, and a built-in storage cupboard.

The master bedroom is a double room with a front-facing double-glazed window, radiator, and access to an en-suite comprising a shower cubicle, low-level WC, and wash-hand basin. The en-suite also features tiled flooring and a frosted double-glazed window to the side.

The second and third bedrooms are double rooms

with rear-facing double-glazed windows, carpeted flooring, and radiators. The fourth bedroom is a single room located to the front elevation, also with carpeted flooring, a radiator, and a double-glazed window.

The family bathroom includes a three-piece suite with a bath and overhead shower, low-level WC, and wash-hand basin, with tiled walls and flooring and a frosted double-glazed window to the side elevation.

Outside

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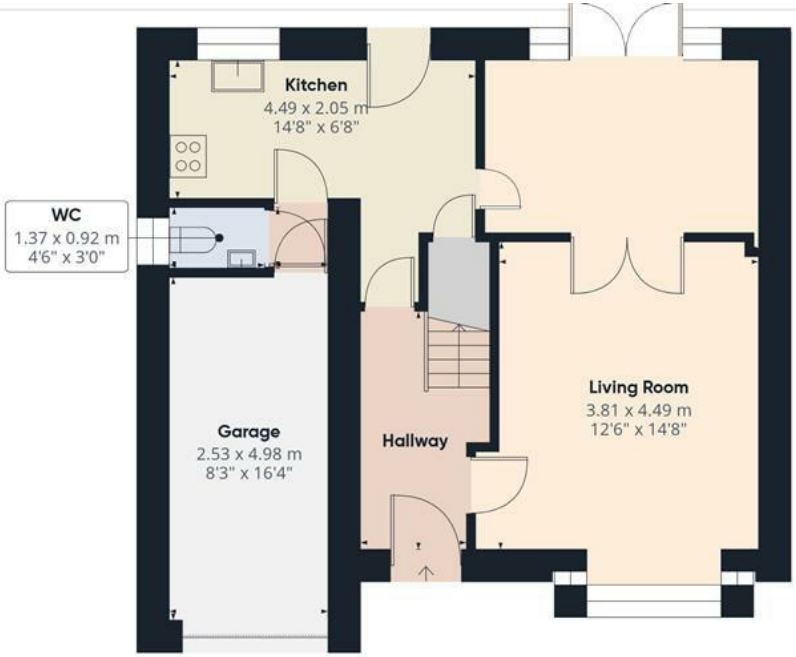
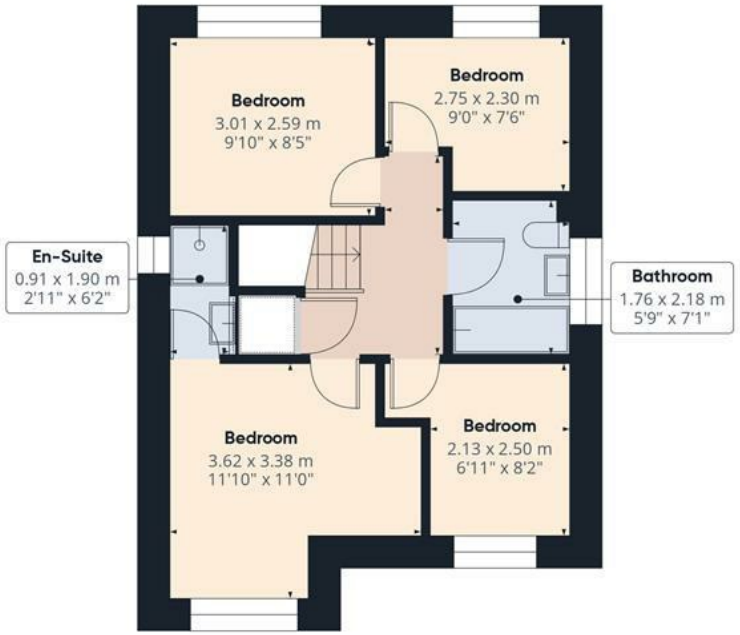
To the front, the property benefits from a private driveway providing off-street parking for multiple vehicles, along with access to an integrated garage. The rear garden is mainly laid to lawn with a paved patio area, enclosed with timber fencing, and includes a wooden storage shed.



Floor 0



Floor 1

Approximate total area(1)

90.6 m²

976 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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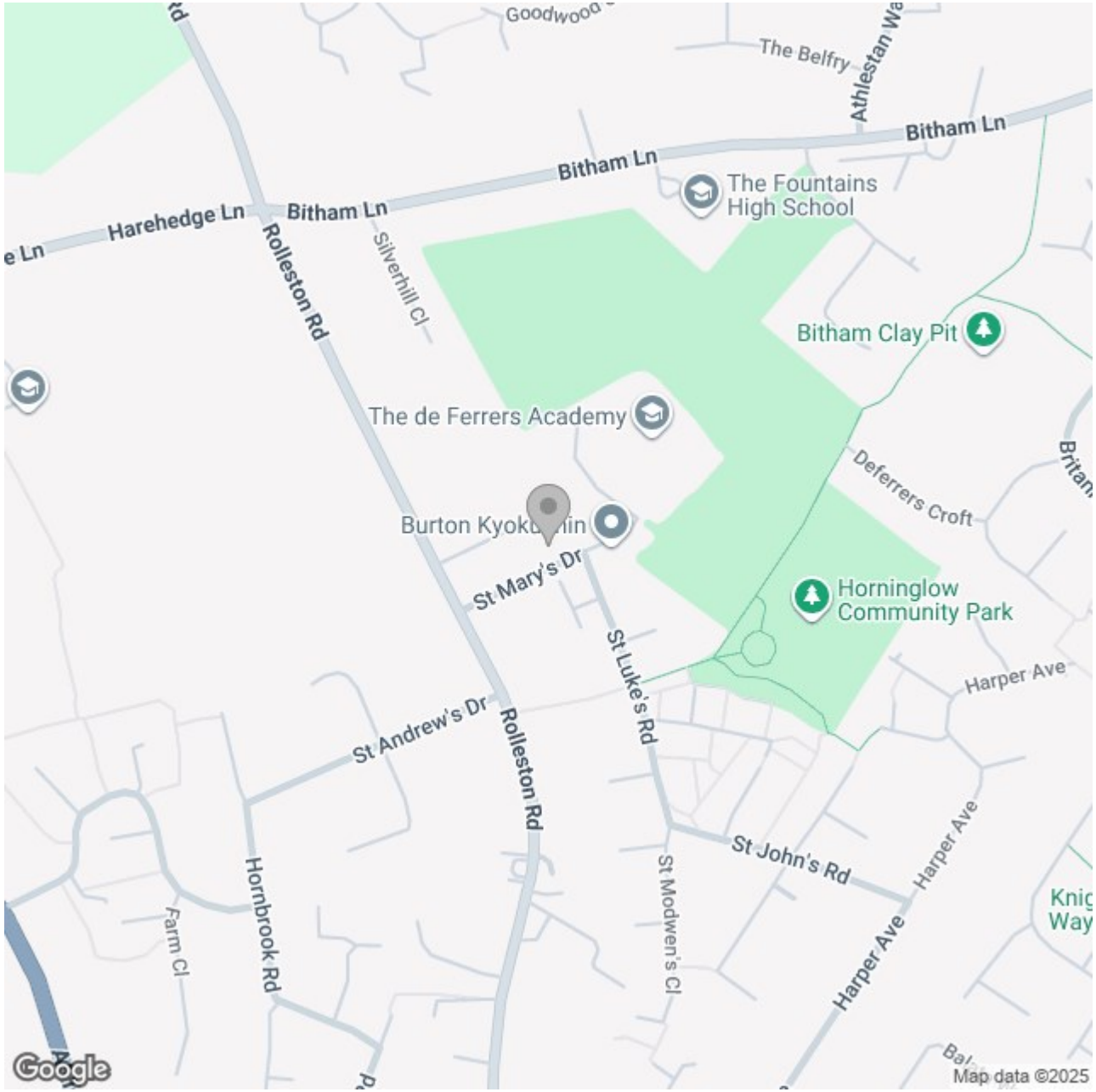

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C	76	
(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

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