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4 Oadby Rise

Outwoods, Burton Upon Trent, Staffordshire DE13 0QE



A beautifully presented three/four bedroom semi-detached residence situated in a most pleasant spot close to Burton Queen's Hospital.

- uPVC double glazed and gas centrally heated
- Superb open plan dining kitchen • Lounge • Bedroom four/TV room/study
 - Conservatory • Ground floor w.c/utility
- Three first floor bedrooms • First floor family bathroom
 - Large garage • Drive and gardens
 - **VIEWING ESSENTIAL** •

Price £225,000



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GENERAL INFORMATION

THE PROPERTY

A beautifully presented three/four bedroom semi-detached family home situated close to Burton's Queens Hospital. Having been improved by the current owners with a new boiler in recent years, new front windows and additional driveway, this spacious home has a lovely open plan dining kitchen that leads into the conservatory, a separate lounge, study/TV room/bedroom four and a utility/w.c combined. To the first floor are three good size bedrooms and a bathroom with separate shower and bath.

Outside is a driveway providing ample parking for vehicles and giving access to the large garage. The gardens are tiered with a patio area and pond at the lower level with further grass, play areas and patio on the raised areas, all of which are enclosed.

LOCATION

Oadby Rise is situated with property standing only to one side of the road creating a most pleasant outlook with far reaching views out to the front. Its proximity close to Burton Queen's Hospital makes this a popular location with good local amenities close by.

ACCOMMODATION

ENTRANCE DOOR

Provides access to:

ENTRANCE HALL

With doors to:

FITTED GUEST CLOAKROOM/USEFUL UTILITY ROOM 2.56m x 1.82m (8'5" x 6'0")

BEDROOM FOUR/STUDY/TV ROOM 2.68m x 2.61m (8'10" x 8'7")

With central heating radiator. uPVC double glazed window to front.

LIVING ROOM

With feature fireplace. Central heating radiator. TV aerial point. uPVC double glazed window to front.

IMPRESSIVE OPEN PLAN DINING KITCHEN 5.14m x 3.66m (16'10" x 12'0")

With a range of roll edge preparation surfaces having tiled surrounds, inset one and a quarter sink unit with mixer tap, a range of fitted base units with cupboard and drawer fronts, complementary range of wall mounted cupboards, inset hob with extractor hood over, adjacent built-in oven and grill. Appliance spaces suitable for fridge/ freezer and dishwasher. Island unit with further storage space. Central heating radiator. Attractive floor coverings. Internal door to staircase leading to first floor. uPVC double glazed window to rear. Attractive bi-fold doors to:

CONSERVATORY 5.57m x 1.86m (18'3" x 6'1")

A delightful light and airy room ideal for enjoying views over the terrace garden. Large uPVC double glazed picture window and sliding patio doors giving access to garden. Internal door to garage.



FIRST FLOOR ACCOMMODATION

LANDING

With doors leading off.

BEDROOM ONE 3.22m x 2.65m (10'7" x 8'8")

With central heating radiator. uPVC double glazed window to front offering open views. A range of storage solutions including hanging space and shelving.

BEDROOM TWO 3.44m x 2.76m (11'3" x 9'1")

With central heating radiator. Fitted cupboard. uPVC double glazed window to rear.

BEDROOM THREE 2.41m x 2.16m (7'11" x 7'1")

With central heating radiator. uPVC double glazed window to rear.

BATHROOM 2.62m x 2.6m (8'7" x 8'6")

Partly tiled with a four piece white suite comprising low flush w.c., pedestal wash hand basin, panelled bath and shower cubicle with integrated shower. Central heating radiator. uPVC double glazed window to front.

OUTSIDE AND GARDENS

To the front of the property is a low maintenance block paved drive way with parking for a number of vehicles and leading to the tandem garage

TANDEM GARAGE 7.27m x 2.43m (23'10" x 8'0")

With power and lighting. Personal access doors lead into the conservatory and out to the garden

To the rear of the property is an attractive terrace garden incorporating various seating areas, children's

play area, lawn and pond.

TENURE

Our client advises us that the property is freehold. Should you proceed with the purchase of this property this must be verified by your solicitor.

COUNCIL TAX BAND

East Staffordshire Borough Council - Band C

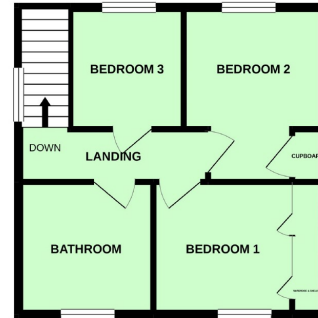
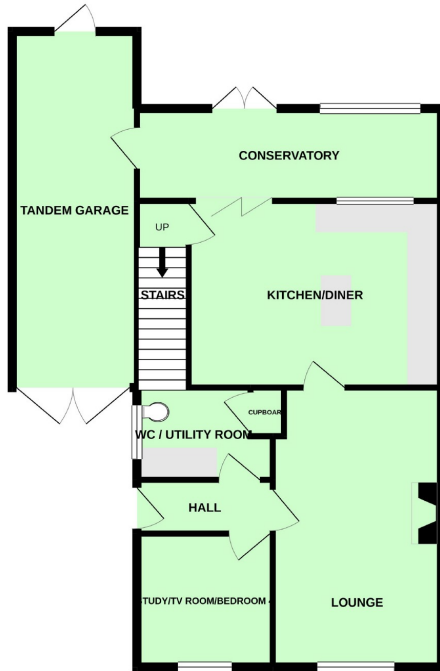
VIEWING

Strictly by appointment through Scargill Mann & Co - Burton office (ACB/DLW October 2020)/A

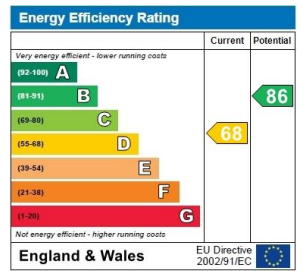


GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. The plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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CONDITIONS OF SALE

These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of a contract. All measurements are estimates. All electrical and gas appliances included in these particulars have not been tested. We would strongly recommend that any intending purchaser should arrange for them to be tested by an independent expert prior to purchasing. No warranty or guarantee is given nor implied against any fixtures and fittings included in these sales particulars.

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