



11 The Eyrie
Burton upon Trent
DE15 0DT

Offers Over
£195,000

-
- NO UPWARDS CHAIN
 - GROUND FLOOR BEDROOM AND SHOWER ROOM
 - TWO BEDROOMS AND SHOWER ROOM TO 1ST FLOOR
 - OPEN PLAN LOUNGE LEADING TO BREAKFAST KITCHEN
 - COVERED PATIO
 - REAR GARDEN
 - DRIVE, PARKING AND GARAGE
 - FRONT GARDEN
 - VIEWINGS OFFERED SEVEN DAYS A WEEK

SCARGILL
MANN & CO
EST. 1995

GENERAL INFORMATION

THE PROPERTY

Being sold with the benefit of NO UPWARD CHAIN is this well-presented three-bedroom dormer property, which offers spacious accommodation. The gas centrally heated and double-glazed accommodation provides a bedroom, shower room, lounge, and breakfast kitchen on the ground floor. On the first floor are two more bedrooms, a loft storage area, and a well-appointed shower room.

Outside to the front is a lawn with an adjacent tarmac drive leading to wrought iron gates with a detached brick-built garage having a remote door and to the rear a fully enclosed low maintenance garden.

LOCATION

The Eyrie is situated off Kestrel Way in Winhill, and offers schools for all ages close by, local convenience stores, doctors and a church. The town centre of Burton upon Trent is a short drive away and has a variety of shops, eateries, leisure pursuits and riverside walks.

ENTRANCE HALL

1.13m x 2.76m (3'8" x 9'0")

A side entrance door leads into the hallway with doors leading off to ground floor bedroom, shower room, and lounge.

LOUNGE

3.73m max x 6.01m (12'2" max x 19'8")

Having a window to the front aspect, stairs off to the first floor, a wide opening leads into the breakfast kitchen and there is an attractive range of built-in bookshelves, and under stairs storage area.





BREAKFAST KITCHEN

6.17m x 2.34m (20'2" x 7'8")

The kitchen is fitted with a range of modern units that include base cupboards, drawers, matching wall units, larder units and glass display cupboards. Wood worktops are inset with a two-ring hob and a stainless steel sink with side drainer. Integrated appliances include a dishwasher and oven. There is space for a further appliance. There are attractive tiled surrounds, a window looks out to the rear garden and French doors with side glazed panels give access to the rear patio.

GROUND FLOOR BEDROOM ONE

3.56m x 2.49m (11'8" x 8'2")

Having a window to the front aspect, radiator and ceiling light point.

SHOWER ROOM

2.57m into alcove 2.11m min x 1.65m (8'5" into alcove 6'11" min x 5'4")

The well-appointed shower room has a high line window to the side aspect, a vanity unit with a circular hand basin, w.c. and a shower area. There are tiled surrounds and chrome heated towel rail.

STAIRS RISE TO FIRST FLOOR LANDING

LANDING

Having doors off to bedrooms, bathroom and loft storage area where the domestic hot water and central heating boiler is housed.

BEDROOM TWO

2.51m x 3.67m (8'2" x 12'0")

Having a window to the rear aspect, radiator and ceiling light point

BEDROOM THREE

2.58m x 2.05m min 2.28 max (8'5" x 6'8" min 7'5" max)

Having window to the rear aspect, radiator and ceiling light point

WELL APPOINTED SHOWER ROOM

2.44m x 2.15m (8'0" x 7'0")

Attractively appointed with a large corner shower enclosure, fitted range of vanity units with hand basin inset and storage cupboards. A W.C. and plinth mood lighting.

OUTSIDE

FRONT

The property sits behind a lawned frontage with gravelled shrub borders and a tarmac driveway. Wrought iron gates give access to the GARAGE with up-and-over door.

REAR

The garden to the rear is low maintenance with slate borders and shrub borders and a paved covered patio

VIEWING

Strictly by appointment through Scargill Mann & Co (ACB/JLW 09/2023)/DRAFT

TENURE

Freehold

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/ South Derbyshire District Council - Band C

CURRENT UTILITY SUPPLIERS

Water - MAINS

Gas - MAINS

Electric - CONNECTED

Sewage - MAINS

Broadband supplier

Broadband speeds

<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

AGENTS NOTE

We advise all potential buyers to ensure they have read the environmental website with regards to flood defence in the area.

<https://www.gov.uk/check-long-term-flood-risk>

<https://www.gov.uk/government/organisations/environment-agency>

<http://www.gov.uk/>

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.



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. This 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C	69	
(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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