

**3 Avon Way
Burton-On-Trent
DE15 9FY**

£335,000



- QUIET CUL DE SAC LOCATION
- LOVELY PRESENTED FOUR BEDROOM DETACHED
- SUPERB PRINCIPAL BEDROOM WITH ENSUITE BATHROOM
- THREE FURTHER GOOD SIZE BEDROOMS
- MODERN FAMILY BAHROOM
- LOUNGE
- SEPARATE DINING ROOM
- CONSERVATORY
- DINING KITCHEN AND UTILITY
- GUEST CLOAKROOM

GENERAL INFORMATION

THE PROPERTY

Sitting in a tranquil cul-de-sac on Avon Way, this extended four-bedroom detached family home offers a perfect blend of comfort and style. The property boasts a well-thought-out layout, featuring two reception rooms providing ample relaxation and entertaining space.

As you enter, you are greeted by an entrance hallway with a cloakroom off with doors leading to a bright and airy lounge. Double doors lead to a separate dining room that flows seamlessly into a delightful conservatory, creating an inviting atmosphere for meals and socialising. The heart of the home is the attractively fitted dining kitchen, complete with a utility room and French doors that lead out to the beautifully landscaped garden.

The first floor is home to a superb principal suite, which includes a dressing area and a luxurious en suite bathroom, ensuring a private retreat for the homeowners. Additionally, three generously sized bedrooms and a modern shower room make this property perfect for family living.





The rear garden is designed for low maintenance. It features a paved patio, a decked terrace, and an artificial lawn, complemented by raised shrubbery and attractive planting that enhances the outdoor space. To the front, a wide driveway leads to an integral garage, providing convenient off-road parking alongside a well-kept lawn.

With gas central heating and double glazing, this beautifully presented home is ready to welcome its new owners. With its ideal location and thoughtful design, it is a wonderful opportunity for those seeking a family-friendly residence.

ACCOMMODATION

Entrance door opening through to hallway.

HALLWAY

1.94m max inc stairs 0.91m min x (6'4"

max inc stairs 2'11" min x)

Has attractive wood effect flooring, stairs off to first floor, door to dining kitchen, door

to lounge and a further door that opens up into the guest cloakroom.

GUEST CLOAKROOM

1.66m to window x 0.89m (5'5" to window x 2'11")

Is fitted with a W.C., wall mounted hand wash basin with tiled surrounds, there is a radiator, an obscure window to the front aspect and ceiling light point.

LOUNGE

3.15m x 4.49m to the window (10'4" x 14'8" to the window)

The wood flooring continues in to the lounge, there is a lovely bay window to the front aspect offering distant views over woodland, there is a radiator, ceiling light point, coving to ceiling and two glazed doors that lead through to the dining room.

DINING ROOM

2.57m x 2.65m to the french doors (8'5" x 8'8" to the french doors)

Having sliding patio doors out into the

conservatory, coving to ceiling, ceiling light point and radiator.

CONSERVATORY

2.31m to the french doors x 2.33m length (7'6" to the french doors x 7'7" length)

Having attractive wood effect flooring, French doors opening out onto the patio, ceiling light point and power.

FITTED KITCHEN

3.58m 2.68m min 3.68m max x 5.1m (11'8" 8'9" min 12'0" max x 16'8")

This beautifully fitted kitchen has a range of contemporary units, drawers and matching wall mounted cabinets, attractive worktops incorporate a four ring hob, there is a one and a quarter enamel sink with mixer taps, there are tiled splashbacks, worktops extend to incorporate a breakfast bar with seating for at least four people, there is still space for kitchen table and chairs, French doors lead out onto the garden, there are



recessed ceiling down lights, chrome extractor hood, built in double oven, space for a slimline dishwasher, space for an American style fridge freezer and door to utility.

UTILITY

1.39m x 2.26m to the window (4'6" x 7'4" to the window)

Has a window to the side aspect, matching base and wall mounted cabinets with worktops that are inset with a sink and side drainer with mixer taps, there is a radiator, recessed ceiling down lights, space for washing machine and space for tumble dryer.

FIRST FLOOR

Stairs rise to the:

LANDING

With loft access point, useful linen storage cupboard and doors leading off to:

PRINCIPAL BEDROOM INC DRESSING AREA

6m length x 2.45m (19'8" length x 8'0")

Has a window to the front aspect, radiator, ceiling light point and a triple built in wardrobe with mirror sliding doors, as well as space for a dressing

table, a door opens through to the ensuite bathroom.

ENSUITE BATHROOM

2.28m x 1.89m to window (7'5" x 6'2" to window)

Has a jacuzzi bath with mixer taps and separate electric shower over and glazed screen, vanity unit incorporating a hand wash basin with mixer taps and a built in W.C., there is an obscure window to the rear aspect, tiled surrounds and recessed ceiling down lights.

BEDROOM TWO

2.98m x 3.77m to window (9'9" x 12'4" to window)

Has a window to the front aspect offering distant views over woodland, radiator and ceiling light point.

BEDROOM THREE

2.94m to the window x 2.51m min (9'7" to the window x 8'2" min)

Has a range of built in wardrobes with bi fold doors providing hanging space and shelving, radiator and ceiling light point.

BEDROOM FOUR

2.22m max excl stair bulk x 2.83m to window

(7'3" max excl stair bulk x 9'3" to window)

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

SHOWER ROOM

1.70m to window x 2.68m (5'6" to window x 8'9")

Has a large walk in shower with waterfall and hand held shower heads with glazed screen, fitted vanity unit with storage with hand wash basin inset and fitted W.C., there is a heated chrome towel rail, ceiling light point and an obscure window to the rear aspect.

OUTSIDE

Number 3 Avon Way sits back behind a Tarmac driveway with lawn frontage, raised beds and herbaceous planting, there is a path down the side of the property which opens up into the low maintenance landscaped rear garden with a paved patio area, steps rise to an artificial lawn and decked terrace with further steps rising through to a herbaceous border full of planting. The property is fully enclosed with a delightful aspect.



GARAGE

2.37m x 3.88m (7'9" x 12'8")

Has an up and over door, power and lighting and the domestic hot water and central heating Ideal boiler is also housed here

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.

CONSTRUCTION

Standard Brick Construction

COUNCIL TAX BAND

East Staffordshire Borough Council- Band C

AGENTS NOTES

If you have accessibility needs please contact the office before viewing this property.

CURRENT UTILITY SUPPLIERS

Gas

Electric

Oil

Water - Mains

Sewage - Mains

Broadband supplier

BROAD BAND SPEEDS

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

FLOOD DEFENCE

We advise all potential buyers to ensure they have read the environmental website regarding 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/>

SCHOOLS

<https://www.staffordshire.gov.uk/Education/Schoolsandcolleges/Find-a-school.aspx>

<https://www.derbyshire.gov.uk/education/schools/school-places/normal-area-school-search/find-your-normal-area-school.aspx>

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

CONDITION 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.

VIEWING

Strictly by appointment through Scargill Mann & Co (ACB/JLW 04/2025) A



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		
(81-91) B		
(69-80) C	74	82
(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	

SALES OFFICE
Unit 17 Eastgate Business Centre
Eastern Avenue
Burton upon Trent
DE13 0AT
T: 01283 548194 /01332 208820
E: sales@scargillmann.co.uk

LETTINGS OFFICE
17 Mallard Way
Pride Park
Derby
DE24 8GX
T: 01332 206620
E: lettings@scargillmann.co.uk

www.scargillmann.co.uk