

SCARGILL  
MANN & CO

EST. 1995



89 Saw Mill Way

, Burton-On-Trent, DE14 2JL

**£225,000**

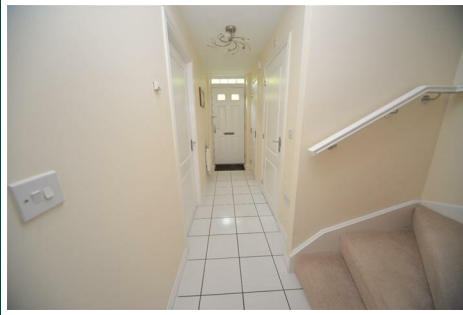




# 89 Saw Mill Way

, Burton-On-Trent, DE14 2JL

**£225,000**



## GENERAL INFORMATION

### THE PROPERTY

Sitting quietly and pleasantly by the canal, this attractive three-storey semi-detached family home on Saw Mill Way in Burton upon Trent offers a blend of modern living and versatile accommodation. Upon entering, you are greeted by a hallway that leads to a contemporary kitchen, dining area, or living area on the ground floor. It features French doors that open out into the garden, allowing for a connection between indoor and outdoor spaces. This level also includes a convenient cloakroom and a study, which can serve as an occasional single bedroom, catering to various family needs.

Ascending to the first floor, you will find a lounge that provides a perfect setting for relaxation, alongside the principal bedroom complete with an en suite bathroom. The second floor hosts two additional double bedrooms, ideal for family or guests, along with a family bathroom.

Outside, the property boasts a low-maintenance garden featuring a patio and artificial lawn, perfect for enjoying the outdoors without the hassle of extensive upkeep. A gate leads into a courtyard area that includes a garage and a designated parking space, adding to the convenience of this lovely home.

This property is an excellent choice for families seeking a modern, well-equipped home in a tranquil setting, with easy access to local amenities. Don't miss the opportunity to make this home your own.

### LOCATION

Sawmill Way is well positioned for amenities in Burton upon Trent's town centre and for walks along the canal and Shobnall Fields. Local convenience stores and Burton's Queens Hospital are close by, as is good access to primary schools and public bus service.

### ACCOMMODATION

Entrance door opening through to hallway.

### HALLWAY

3'4" x 13'6" (1.04m x 4.14m)

Has attractive tiled flooring, stairs off to first floor, useful storage cupboard which also houses the domestic hot water and central heating boiler, door to dining kitchen, door to study and a further door that opens through to the guest cloakroom.

### GUEST CLOAKROOM

2'9" x 6'0" (0.85m x 1.85m)

Has pedestal hand wash basin with tiled splashbacks, W.C., radiator, ceiling light point and the tiled flooring continues through.

### STUDY

6'1" x 9'3" (1.86m x 2.83m)

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

### DINING KITCHEN

17'1" to french doors x 12'10" (5.22m to french doors x 3.92m)

Has French doors with glazed panels out to the rear garden, ample space for table and chairs or sofas if required, the kitchen is fitted with a range of base cupboards, drawers and matching wall mounted cabinets, work tops incorporate a one and a quarter sink with mixer taps and a four ring gas hob, integrated appliances include an oven, washing machine and space for fridge freezer, there is a ceiling light point and radiator.

### FIRST FLOOR

#### LANDING

With radiator, stairs to second floor and a door opening through to the first floor lounge.

#### LOUNGE

12'10" x 9'5" min 12'7" (3.92m x 2.89m min 3.85m)

Has two windows to the front aspect, radiator and ceiling light point.

#### PRINCIPAL BEDROOM

9'10" to windows x 12'11" (3m to windows x 3.94m)

Has two windows to the rear aspect, radiator, ceiling light point and door leading through to ensuite

#### ENSUITE

6'2" to window x 6'5" (1.88m to window x 1.97m)

Has a large shower cubicle, W.C., pedestal hand wash basin with tiled splashbacks, there is a window to the side aspect, radiator and ceiling light point.

### SECOND FLOOR

#### LANDING

Having loft access point, ceiling light point and doors leading off to:

#### BEDROOM TWO

12'9" max 9'3" x 10'4" exc window (3.91m max 2.82m x 3.15m exc window)

Has a window to the front aspect, radiator, ceiling light point, useful over stairs cupboard which also houses the domestic hot water and central heating tank.

#### BEDROOM THREE

8'2" x 12'9" (2.49m x 3.91m)

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

#### FAMILY BATHROOM

6'5" x 5'6" (1.96m x 1.69m)

Has panelled bath with separate electric shower over and glazed screen, W.C., hand wash basin with tiled splashbacks, there is a radiator, ceiling light point and extractor fan.

Tel: 01283548194

## OUTSIDE

The property sits back off Saw Mill Way behind a courtyard where the garage and parking space can be found, with a communal entry leading to a rear path and number 89 can be located as you turn right off that path. It has a lovely outlook looking out towards Shobnall fields, to the rear is the garden which is fully enclosed with a fence boundary with a good sized patio area and artificial lawn. A gate leads out to the courtyard where a parking space can be found and a garage with up and over door.

## AGENTS NOTES

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

There are charges for the courtyard and garage area which are £117 per annum and the managing agent is Premier Estates.

## 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

## CURRENT UTILITY SUPPLIERS

Gas  
Electric  
Oil  
Water - Mains  
Sewage - Mains  
Broadband supplier

## COUNCIL TAX BAND

East Staffordshire Borough Council- Band C

## 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

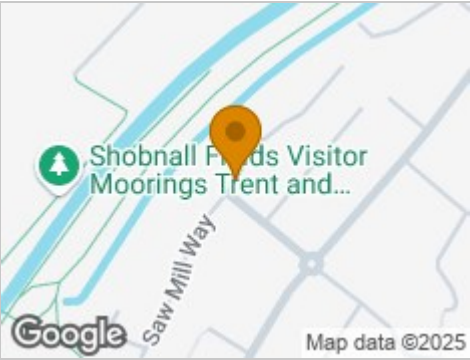
These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of a contract. All measurements are estimates. All electrical and gas appliances included in these particulars have not been tested. We would strongly recommend that any intending 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 06/2025)  
A



Road Map



Hybrid Map



Terrain Map



Floor Plan



Viewing

Please contact our Sales Office on 01283548194 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.