

SCARGILL  
MANN & CO

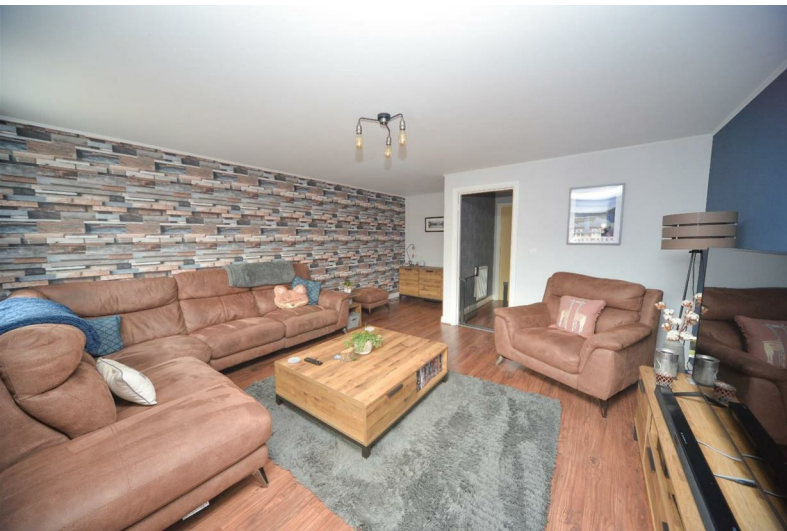
EST. 1995



## 24 Blakeholme Court

, Burton-On-Trent, DE14 2NZ

**Price £230,000**



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### GENERAL INFORMATION

#### THE PROPERTY

Sitting on Blakeholme Court, this semi-detached house offers a blend of modern living and convenience. The three-storey residence boasts a well-thought-out layout, providing ample space for families or those seeking a spacious home.

Upon entering, you are greeted by a hallway that leads to a practical ground-floor shower room and a versatile third bedroom, ideal for guests or as a home office. The utility room adds to the functionality of the space with access out into the rear garden. Ascend to the first floor, where you will find a spacious lounge, perfect for relaxation and entertaining. The dining kitchen provides a delightful area for family meals and entertaining.

The third floor is dedicated to rest, featuring two generously sized double bedrooms. One of these bedrooms benefits from an en suite bathroom, while the other offers an en suite shower room, ensuring privacy and comfort for all occupants. The primary bedroom is also equipped with fitted wardrobes, providing ample storage space.

Externally, the property is complemented by a driveway that accommodates two vehicles, leading to an integral garage for added convenience. The fully enclosed rear garden features an attractive paved patio area, well-maintained lawn, and pathways, creating an ideal outdoor space for relaxation or entertaining.

This three-storey semi-detached house is not only a wonderful family home but also a fantastic investment opportunity, given its prime location and flexible accommodation. With gas central heating and double glazing throughout, this property is ready to welcome its new owners. Don't miss the chance to make this delightful home your own.

#### ACCOMMODATION

Entrance door opening through to hallway.

#### HALLWAY

5'10" x 4'5" width (1.80m x 1.36m width)

Has a radiator, tiled flooring, door to garage and door through to main hallway.

#### MAIN HALLWAY

6'1" max 2'10" min x 14'7" (1.86m max 0.88m min x 4.47m)

Has tiled flooring, radiator, useful built in storage cupboard ideal for boots and shoes, stairs lead off to the first floor, there is a useful study, utility room and a further door which opens through to the guest cloakroom.

#### GUEST CLOAKROOM

8'11" to rear of shower x 2'10" width (2.72m to rear of shower x 0.88m width)

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

#### UTILITY ROOM

6'2" x 7'10" (1.90m x 2.40m)

Has base cupboards with work tops over that incorporate a stainless steel sink and side drainer, provision for washing machine, space for tumble dryer and door to rear patio.

#### STUDY/BEDROOM THREE

8'0" x 8'7" (2.44m x 2.64m)

Has a window to the rear aspect, radiator, ceiling light point and wood effect flooring.

#### FIRST FLOOR

#### LANDING

With stairs off to second floor, door to kitchen and door to lounge.

#### DINING KITCHEN

14'6" x 10'11" (4.42m x 3.33m)

Is fitted with a range of base cupboards, drawers and matching wall mounted cabinets, worktops incorporate a one and a quarter stainless steel sink and side drainer and four ring gas hob, integrated appliances include a oven, there is space for fridge, freezer and slimline dishwasher, there are two windows that look out on to the rear garden, ample space for dining room table and chairs.

#### LOUNGE

25'2" max 13'10" min x 18'8" max (7.67m max 4.22m min x 5.69m max)

Has attractive wood effect flooring, ceiling light point, two windows out to the front aspect and radiator.

#### SECOND FLOOR

Doors open into:

#### LANDING

Having loft access point.

#### BEDROOM ONE

13'4" to windows x 12'6" 14'6" (4.07m to windows x 3.82m 4.43m)

Is fitted with a range of built in wardrobes providing hanging space and shelving, there are two windows to the front aspect, radiator, ceiling light point and a door leading through to the ensuite.

#### ENSUITE

6'4" x 5'6" to window (1.95m x 1.68m to window )

Has a panelled bath with mixer taps and shower attachment, vanity unit with hand wash basin inset, W.C., there is tiling to flooring, tiled surrounds, recessed ceiling down lights and an obscure window to the side aspect.

#### BEDROOM TWO

9'5" to window x 14'6" (2.89m to window x 4.44m)

Has two windows to the front aspect, wood effect flooring, radiator, ceiling light point, built in storage cupboard which houses the domestic hot water and central heating tank and water pressure pump.

#### ENSUITE SHOWER ROOM

5'5" to window x 5'2" (1.66m to window x 1.58m)

Has a corner shower enclosure with glazed screen, pedestal hand wash basin and W.C., there are tiled surrounds, recessed ceiling down lights and obscure window to the side aspect.

#### GARAGE

16'8" x 7'10" min width (5.10m x 2.40m min width)

Has power and light.

Tel: 01283548194



## OUTSIDE

Has parking for two cars with block paving and Tarmacadam driveway, to the rear of the property is a fully enclosed rear garden with fence and brick boundary, attractive tiled patio area, gravel border and lawn.

## AGENTS NOTES

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

If a property is within a conservation area please be aware that Conservation Areas are protect places of historic and architectural value. These are also designated by local planning authorities. Removing trees in a Conservation Area requires permission from the relevant authority, subject to certain exclusions.

## COUNCIL TAX BAND

East Staffordshire Borough Council- Band C

## CONSTRUCTION

Standard Brick Construction

## 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.

## CURRENT UTILITY SUPPLIERS

Gas  
Electric  
Water - Mains  
Sewage - Mains  
Broadband supplier EE and O2

## BROAD BAND SPEEDS

Please check with Ofcom, and for further information, the Open Reach web site. Links are provided for your information

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

<https://www.openreach.com/>

## 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 08/2025) DRAFT



Road Map



Hybrid Map



Terrain Map



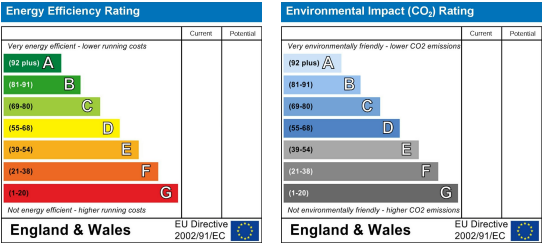
Floor Plan



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.