

SCARGILL  
MANN & CO

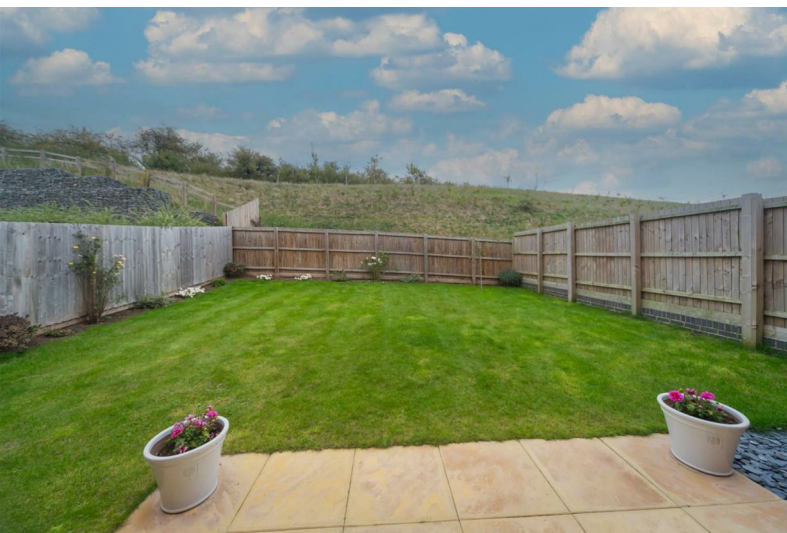
EST. 1995



## 22 Fern Tree Walk

, Burton-On-Trent, DE13 9TX

**Offers Over £369,950**





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### GENERAL INFORMATION

#### THE PROPERTY

Sitting on this small, attractive development, Fern Tree Walk, is a beautifully presented four-bedroom detached residence. Set on a delightful plot, the property boasts elevated views of fields and a copse of trees at the rear, providing a serene backdrop for family living.

Upon entering, you are greeted by a welcoming entrance hall with feature panelling, setting a tone of elegance throughout the home. The spacious lounge, also featuring wall panelling, offers a comfortable space to relax with views out to the front aspect. At the heart of the home lies an attractive dining kitchen, which is perfect for family meals and entertaining. French doors open into the garden, creating a seamless flow between indoor and outdoor spaces. The kitchen conveniently connects to a utility room and a guest cloakroom, enhancing practicality.

The first floor is dedicated to four generously sized double bedrooms, each offering ample space and comfort. The principal bedroom features built-in wardrobes, a stylish panelled wall, and an en suite shower room. The family bathroom is equally spacious, equipped with both a bath and a separate shower, catering to all your needs.

Outside, the property is equally impressive. A block-paved driveway provides parking for two vehicles, complemented by a garage and a lawn with trees and flower beds. The fully enclosed rear garden is predominantly laid to lawn, featuring a terrace, flower beds, and trees, all overlooking the elevated copse of trees and field, creating a peaceful oasis for relaxation.

#### LOCATION

Fern Tree Walks sits just off Forest Road and offers good schooling at all ages, a local convenience shop, areas for dog walking, sports fields and the town centre of Burton upon Trent is a short drive away offering everyday facilities.

#### ACCOMMODATION

Entrance door opening through to hallway.

#### HALLWAY

13'2" x 6'3" (4.03m x 1.93m)

Features attractive wood panelling to walls, stairs off to first floor, door to lounge, door to kitchen, there is a ceiling light point and radiator.

#### LOUNGE

10'7" x 15'4" to window (3.25m x 4.68m to window )

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

#### DINING KITCHEN

17'7" x 13'7" to french doors (5.37m x 4.16m to french doors )

This attractive room is fitted with a range of base cupboards, drawers with co ordinating wall mounted cabinets, worktops are inset with a one and a quarter sink with mixer tap and a five ring gas hob, integrated appliances include a fridge, freezer, double oven, dishwasher, there is a window to the rear aspect, French doors lead out onto the rear terrace, there are recessed ceiling down lights, ceiling light points and a useful under stairs storage cupboard ideal for a hoovers, ironing board and coats. A further door leads through to the utility.

#### UTILITY ROOM

5'6" x 6'3" (1.68m x 1.93m)

Has a window to the rear aspect offering views over the garden and surrounding countryside, there are base cupboards, provision for washing machine and space for tumble dryer, there is a ceiling light point and radiator with a door leading off to the guest cloakroom.

#### CLOAKROOM

5'6" x 3'7" (1.69m x 1.11m)

There is a window to the side aspect, radiator, W.C. and vanity hand wash basin with tiled splashbacks.

#### FIRST FLOOR

##### LANDING

Having loft access point, continuation of the panelled walls and there is a useful airing cupboard where the domestic hot water and central heating tank is housed and doors lead off to:

##### PRIMARY BEDROOM

13'8" to window x 10'9" (4.17m to window x 3.28m)

This attractive room has feature wood panelling wall, built in wardrobes with mirror sliding doors, window to the front aspect, radiator, ceiling light point and door leading through to the en suite shower room.

##### ENSUITE

6'5" x 5'5" to window (1.98m x 1.66m to window )

Is equipped with a pedestal hand wash basin, W.C., fully tiled shower enclosure with rain shower and hand held heads, there are attractive tiled surrounds, recessed ceiling down lights, heated chrome towel rail and an obscure window to the front aspect.

##### BEDROOM TWO

11'3" max 8'4" min x 10'6" (3.43m max 2.55m min x 3.22m)

Having a window to the rear aspect offering views of the garden and surrounding countryside, attractive panelling to feature walls, radiator and ceiling light point.

##### BEDROOM THREE

9'6" x 13'5" (2.91m x 4.10m)

Is currently used as a dressing room by the vendors, with a window looking out over the rear aspect, radiator and ceiling light point.

##### BEDROOM FOUR

10'6" x 12'7" (3.22m x 3.86m )

Has a window to the front aspect, radiator, ceiling light point and a range of built in wardrobes providing hanging space and shelving.

##### FAMILY BATHROOM

7'8" x 8'4" (2.36m x 2.56m)

Has an obscure window to the rear aspect, attractive wood flooring and is equipped with a panelled bath with mixer taps with shower attachment, a separate fully tiled shower enclosure, pedestal hand wash basin with tiled splashbacks, W.C., heated chrome towel rail and there are recessed ceiling down lights,

## OUTSIDE

The property sits back behind an attractive block paved driveway providing parking for two vehicles and leading to the garage and adjacent lawn with shrub borders. To the rear, the garden is fully enclosed with a fenced boundary and is predominantly laid to lawn with paved patio area, shrub borders and backing on to fields.

## GARAGE

9'10" x 20'0" (3m x 6.1m)

Having up and over door, power and light and the domestic hot water and central heating boiler is also housed here.

## 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.

## 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.

## COUNCIL TAX BAND

East Staffordshire Borough Council- Band E

## CURRENT UTILITY SUPPLIERS

Gas  
Electric  
Oil  
Water - Mains  
Sewage - Mains  
Broadband supplier

## 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>

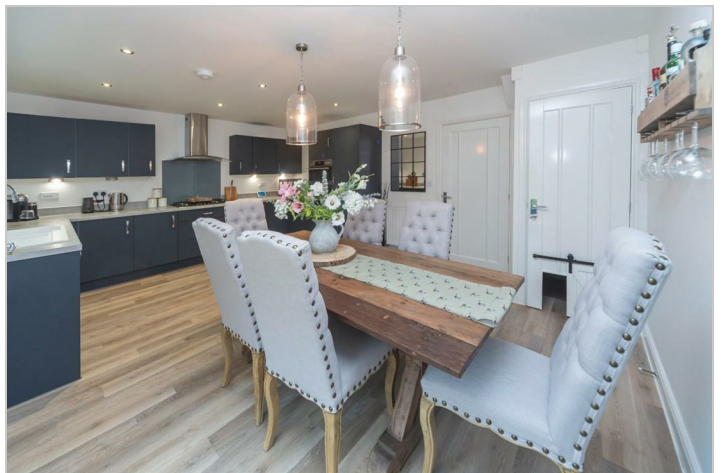
<http://www.derbyshire.gov.uk/>

## 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 09/2025) A



Road Map



Hybrid Map



Terrain Map



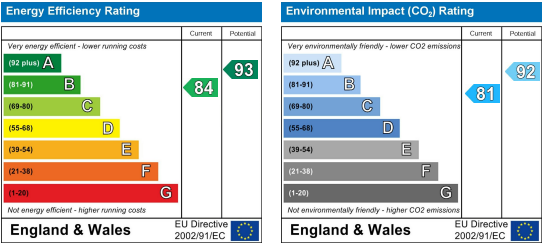
Floor Plan



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.