



For Sale

Freehold

Burlington Court, Burnt Mills, £279,995

SITUATED IN A PLEASANT CUL-DE-SAC POSITION, THIS THREE BEDROOMED SEMI-DETACHED HOUSE HAS THE BENEFIT OF A GROUND FLOOR CLOAKROOM, A 17' 4 'L' SHAPED KITCHEN/DINER, ATTRACTIVE SITTING ROOM, THREE BEDROOMS, MODERN BATHROOM/WC WITH WHITE SUITE, OFF-STREET PARKING FOR ONE-TWO VEHICLES, POSSIBLE GARAGE SPACE (SUBJECT TO PLANNING CONSENT). VERY SECLUDED GARDEN, ECONOMY 7 HEATING, UPVC DOUBLE GLAZED.

GLAZED AND PANELLED ENTRANCE DOOR TO:

NEAT ENTRANCE HALL

With ceramic tiled floor, door to:

GROUND FLOOR CLOAKROOM

With low flush WC., hand basin, ceramic tiled floor, Upvc double glazed window.

OPEN PLAN 'L' SHAPED KITCHEN/DINER

17' 4" x 14' 5" (5.28m x 4.39m)

With Economy 7 heater. range of blue kitchen units comprising base units with drawers and cupboards beneath, inset stainless steel sink unit, cupboard with plumbing for automatic washing machine, space for fridge/freezer, space for cooker with extractor hood over. Inset halogen ceiling light. Tall larder cupboard, Upvc double glazed window, ceramic tiled floor, further flank Upvc double glazed window.

LOUNGE

14' 4" x 10' 9" (4.37m x 3.28m)

With ornate fireplace (no flue), Upvc double glazed rear elevation window, half glazed door to garden. Ceramic tiled floor, coved cornice to ceiling.

Straight staircase to:

NEAT FIRST FLOOR LANDING

With access to loft, Economy 7 heater, airing cupboard with a Fortic tank and twin immersion heaters.

BEDROOM ONE

14' 2" x 7' 11" (4.32m x 2.41m)

With Upvc double glazed window, dado rail, wood effect laminate floor.

BEDROOM TWO

10' 8" x 7' 11" (3.25m x 2.41m) plus door recess

Upvc double glazed window, wood effect laminate floor, built-in wardrobe cupboard

BEDROOM THREE

7' 10" x 6' (2.39m x 1.83m)

With wood laminate floor, Upvc double glazed window.

MODERN BATHROOM/WC

With a white suite comprising modern panelled bath with mixer taps and shower attachment, pedestal hand basin, close coupled low flush wc., Upvc double glazed window, ceramic tiled floor, inset halogen ceiling lights.



EXTERIOR

Own drive with off-street parking for 1-2 vehicles and possible garage space (subject to obtaining planning consent).

GARDEN

The property has a very secluded rear garden with lawns, numerous established shrubs, brick paved path, timber garden shed etc.



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