



**HOPKINS & DAINTY**  
ESTATE AGENTS



**Blakeholme Court, Burton-On-Trent, DE14 2NZ**

**£180,000**

OPEN 7 DAYS A WEEK - HOPKINS & DAINTY of TICKNALL are pleased to offer this modern three storey town house, in a small residential estate with NO UPWARD CHAIN.

The accommodation comprises: entrance hall which leads into the big kitchen/diner and onto a utility room and Guest WC. On the first floor, there is a spacious lounge and the third bedroom. On the top floor, is the master bedroom with an En-suite shower room; a second bedroom and the main family bathroom. The property has gas central heating and double glazing. Externally, there is a delightful rear garden and two numbered parking spaces in the rear car park. If you would like to see this home for yourself, feel free to let us know when you are available. We are open 7 days a week.

## Entrance Hall



## Utility Room 5'3" x 4'11" (1.62 x 1.51)



Accessed via a double glazed entrance door. With stairs rising to the first floor, a radiator and door to:

## Kitchen/Diner 22'9" x 9'8">7'2" (6.94 x 2.97>2.19)



With a contemporary range of base and wall units, with worktops and a breakfast bar. There is an inset one a quarter sink and drainer with a mixer tap and tiled splashbacks. A built in electric oven, gas hob and hood; along with space for a fridge and freezer. Two radiators, ceiling spotlights, an under stairs storage cupboard, double glazed front window and rear French doors opening onto the garden. Opening to:

With a fitted worktop, wall mounted gas boiler, space for a tumble dryer and plumbing for a washing machine. Extractor vent, a radiator, double glazed rear window and a door to:

## Guest WC



Two piece suite comprising WC and wash hand basin; with a radiator and extractor vent.

## First Floor Landing



With a radiator, double glazed front window, stairs rising to the top floor and doors leading off.

## Lounge 12'11" x 12'5" > 8'9" (3.94 x 3.79 > 2.67)



L-shaped sitting room with Juliet style French doors overlooking the rear garden and a radiator.

## Bedroom 3 9'11" x 6'4" (3.04 x 1.94)



With a radiator and double glazed front window.

## Second Floor Landing



Top floor landing with doors leading off.

## Master Bedroom 9'8" x 8'9" (2.95 x 2.67)



With a radiator, access to the loft space, a double glazed rear window and door to:

## En-Suite Shower Room



Three piece suite comprising shower, wash hand basin and WC. Tiled splashbacks, a radiator, ceiling spotlights and an extractor vent.

**Bedroom 2 9'8" x 7'7" (+cupboards) (2.97 x 2.32  
(+cupboards))**



With a radiator, double glazed front window, a built in storage cupboard and airing cupboard housing the hot water cylinder.

**Family Bathroom 6'2" x 5'8" (1.89 x 1.73)**



Three piece suite comprising bath, wash hand basin and WC. Tiled splash backs, a radiator, ceiling spotlights and an extractor vent.

**Rear Garden**



Delightful enclosed rear garden, low maintenance in design with a decked seating area, outside tap and lighting. Pebbled garden with fencing to the boundary, a path and gate pleading to the parking area.

**Parking**



To the rear of the property there is a communal parking area with two allocated spaces for this property.

**Draft Sales Details**

These sales details have been submitted to our clients and are awaiting approval by them - they are distributed on this basis and are subject to change.

**Important Information**

These sales details are produced in good faith with the approval of the vendors and are given as a guide only. If there is any point which is of specific importance to you, please check with us first, particularly if travelling some distance to view the property. Please note that we have not tested any of the appliances or systems at this property and cannot verify them to be in working order.

Unless otherwise stated fitted items are excluded from the sale, such as carpets, curtains, light fittings and sheds. These sales details, the descriptions and the measurements therein do not form part of any contract and whilst every effort is made to ensure accuracy this cannot be guaranteed. Nothing in these details shall be deemed to be a statement that the property is in good structural condition or otherwise. Purchasers should satisfy themselves on such matters prior to purchase. Any areas, measurements or distances are given as a guide only. Photographs are taken with a wide angle digital camera. Nothing herein contained shall be a warranty or condition and neither the vendor or ourselves will be liable to the purchaser in respect of any mis-statement or misrepresentation made at or before the date hereof by the vendor, agents or otherwise. Any floor plan included is intended as a guide layout only. Dimensions are approximate. Do Not Scale.

## Floor Plan

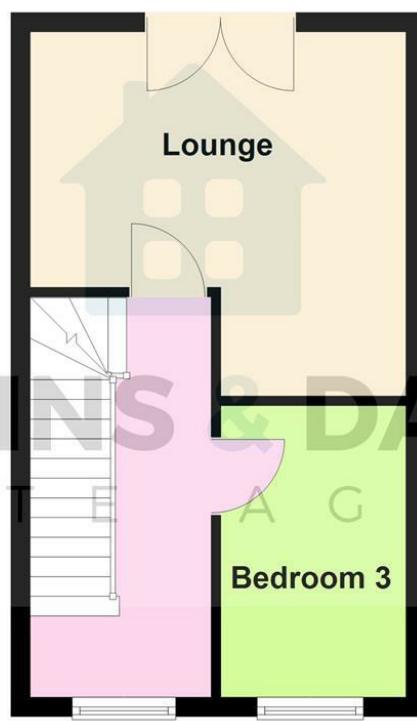
### Ground Floor

Approx. 27.0 sq. metres (290.8 sq. feet)



### First Floor

Approx. 27.0 sq. metres (290.8 sq. feet)



### Second Floor

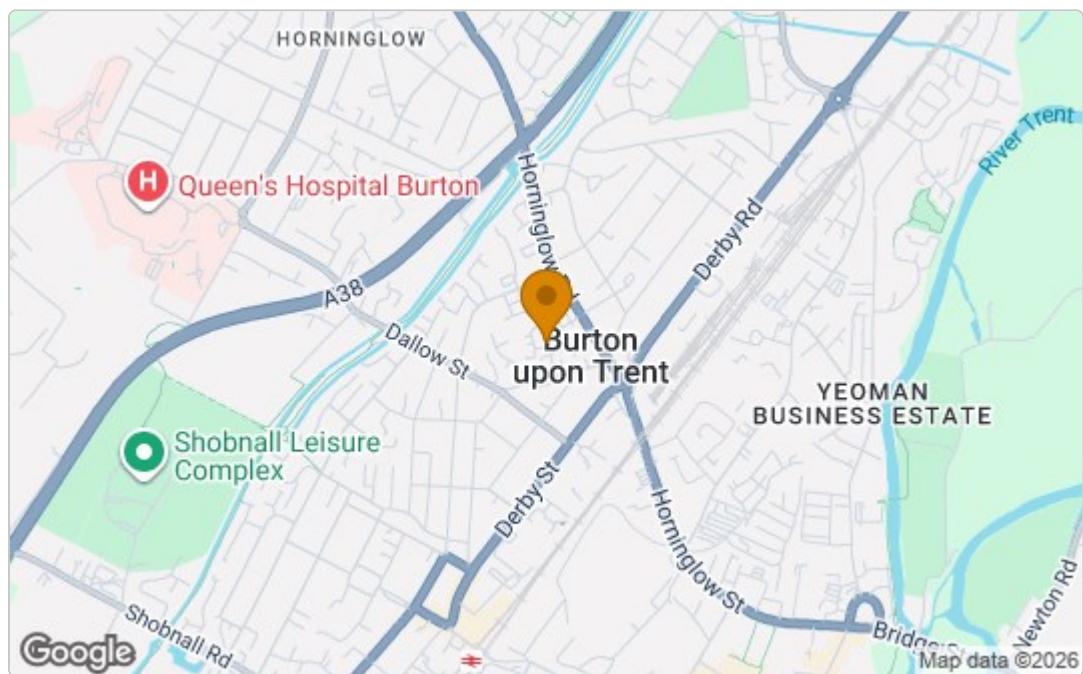
Approx. 27.0 sq. metres (290.8 sq. feet)



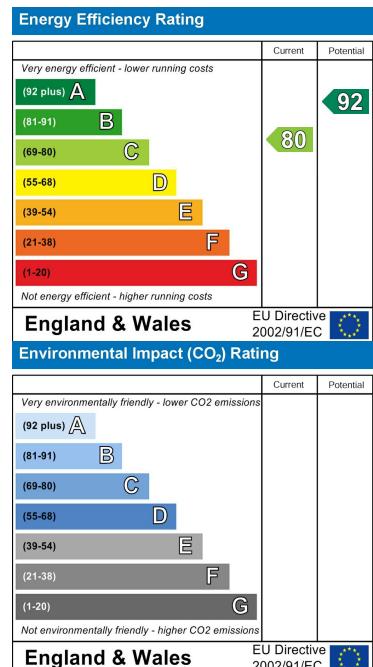
Total area: approx. 81.1 sq. metres (872.4 sq. feet)

COPYRIGHT OF HOPKINS & DAINTY ESTATE AGENTS  
Plan produced using PlanUp.

## Area Map



## 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.