



# HOPKINS & DAINTY

ESTATE AGENTS



**Yew Tree Crescent, Burton-On-Trent, DE15 9QL**

**£159,950**

OPEN 7 DAYS A WEEK - HOPKINS & DAINTY of TICKNALL bring to the market this traditional three bedroom home. Set in this established residential location, convenient for local amenities and access into Burton. The property is set back from the road, standing on a generous garden plot and is for sale with NO UPWARD CHAIN. It has been previously let and would make an ideal BUY TO LET PURCHASE or suit a growing family looking for extra space.

The freshly decorated accommodation is accessed by a front entrance hall which leads to the main lounge/dining room with patio doors opening onto the rear garden. There is a good size kitchen and a useful utility room. On the first floor, there are two double bedrooms, a single third bedroom and the bathroom with a three piece suite. The property has gas central heating, double glazing and a generous rear lawn garden.

If you would like to see this home for yourself, feel free to let us know when you are available, by e-mail or phone. We are open 7 days a week.

## Entrance Hall



## Kitchen 11'5" x 8'8" (3.49 x 2.66)



Accessed via a double glazed entrance door with a side panel. Radiator, stairs rising to the first floor and a door to:

## Lounge/Dining Room 19'7" x 12'0">10'1" (5.97 x 3.66>3.08)



Spacious sitting room with a leaded light double glazed front window. Two radiators, a dado rail, feature fireplace and double glazed sliding patio doors opening onto the garden. Door to:

Fitted range of base and wall units with worktops and an inset sink and drainer. There is space for a cooker and plumbing for a washing machine. Fitted breakfast bar, a radiator, double glazed rear window and door to:

## Utility Room 10'5" x 6'2">4'8" (3.19 x 1.89>1.43)



Useful utility area with a fitted worktop. Under stairs storage cupboard, space for appliances, double glazed side access door and side window.

## First Floor Landing

With access to the loft space and a built in cupboard which also houses the wall mounted gas boiler. Doors leading off.

**Bedroom 1 12'0" x 10'10" (3.66 x 3.32)**

Front double bedroom with a radiator and leaded light double glazed window.

**Bedroom 2 13'10" x 8'5" > 5'5" (4.23 x 2.58 > 1.67)**

Rear bedroom with a radiator and double glazed window.

**Bedroom 3 10'9" x 6'3" (3.30 x 1.93)**

Third bedroom with a built in cupboard, radiator and leaded light double glazed front window.

**Bathroom 7'8" x 5'6" (2.36 x 1.69)**

Three piece suite comprising bath, wash hand basin and WC. Tiled walls, a heated towel rail and two double glazed rear windows.

**Front Garden/Approach**

To the front of the property there is an open lawn garden and path to the entrance door, along with gated side access to the rear garden.

**Rear Garden**

Generous rear lawn garden.

**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. 39.9 sq. metres (429.8 sq. feet)



### First Floor

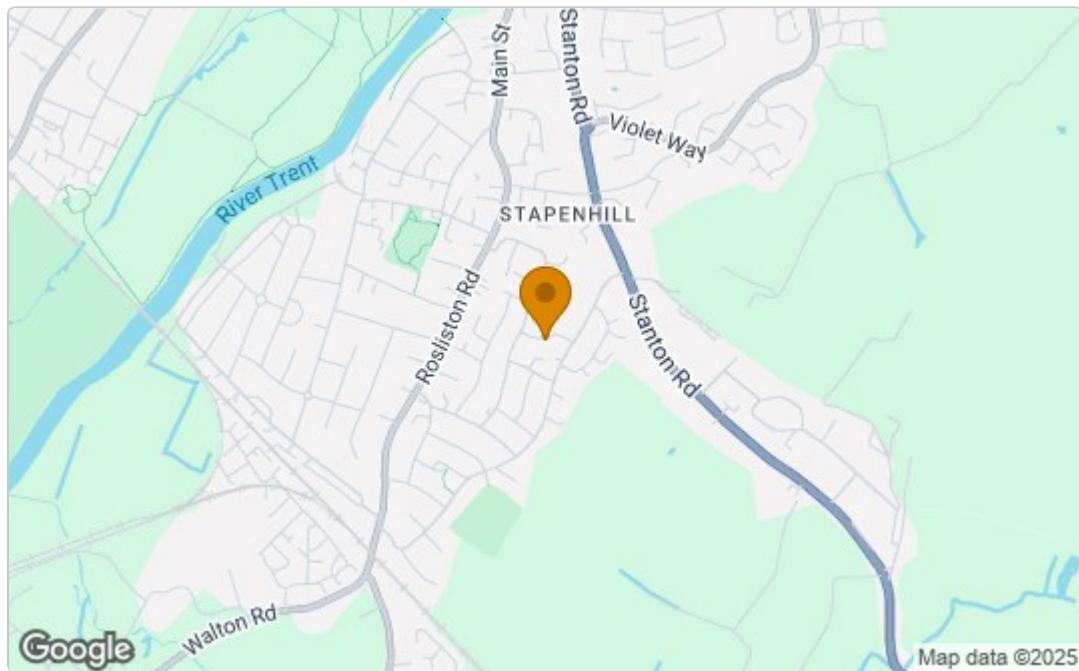
Approx. 39.9 sq. metres (429.8 sq. feet)



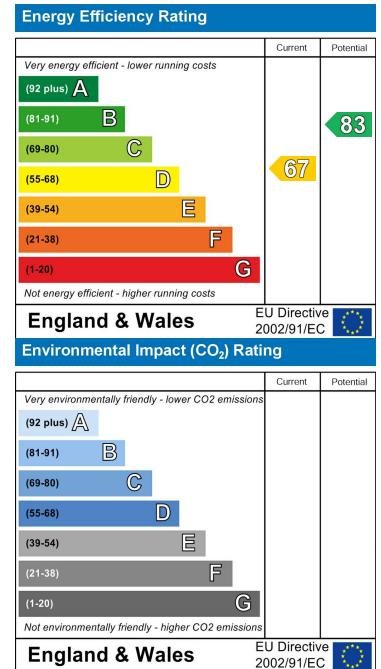
Total area: approx. 79.9 sq. metres (859.7 sq. feet)

Copyright of HOPKINS AND 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.