



# Amber Way Burbage

- Four bedroom semi-detached home
- Quiet cul-de-sac location
- Three-storey accommodation
- Modern refitted kitchen/diner
- Sitting room with media wall
- Main bedroom with en suite
- Detached single garage and EV charging
- Low-maintenance rear garden
- EPC Rating C / Council Tax Band C / Freehold

A well-presented three-storey semi-detached home offering bright, contemporary interiors, generous proportions, and a high standard of finish throughout. Notable features include a refitted kitchen, bespoke media wall, and a private top-floor suite.

The layout is thoughtfully arranged to provide flexible living across three levels, complemented by modern fittings and well-balanced spaces.

Externally, the property benefits from a landscaped frontage, driveway with EV charging, and a detached garage with electric door, which has been thoughtfully repurposed to provide additional versatile space, currently functioning as a playroom with French doors opening onto the low-maintenance rear garden. Additional property features include Hive heating and CCTV.

Positioned within a quiet cul-de-sac between Burbage and Hinckley, the property is conveniently located for local amenities, transport links, and schooling.





### General Description:

Step into contemporary living with this beautifully appointed three-storey, four bedroom semi-detached home, perfectly designed for modern lifestyles. Tastefully styled throughout, the property offers a seamless blend of space, light, and high-quality finishes across every level. The property also benefits from a detached single garage and ample off-road parking for multiple cars

### Accommodation:

A central entrance hallway provides access to a stylish guest WC, a useful understairs storage cupboard, a stunning kitchen/diner, and a generous living room. The recently re-fitted kitchen has been thoughtfully designed, featuring a range of base and wall-mounted cabinetry, while a bay window creates the perfect space for a dining area. To the rear of the property, the living room boasts a bespoke media wall and enjoys direct access to the garden, ideal for both relaxing and entertaining.

To the first floor are three well-proportioned bedrooms, served by a modern family bathroom.

The second floor is dedicated to a spacious and private main bedroom suite, complete with fitted cabinetry and its own contemporary en suite shower room.

### Gardens and land:

The front garden is pleasantly landscaped, with a paved pathway leading to the front door, framed by a neatly maintained lawn. To the side, a tarmac driveway with a handy EV charging point provides off-road parking for multiple vehicles and leads to the detached garage, which also benefits from a convenient pedestrian door offering direct access to the garden.

To the rear, the garden is attractively arranged for low-maintenance living, featuring a patio area directly accessible from the sitting room, perfect for outdoor dining, alongside a further stoned seating area, all complemented by a central section of artificial grass.

### Location:

Perfectly positioned between Burbage and Hinckley, this location offers the best of both worlds peaceful cul de sac location, with town convenience just minutes away. Ideal for young couples and growing families, you'll benefit from excellent road links via the A5 and M69, plus easy rail connections from Hinckley station for commuting.



A fantastic selection of well-regarded schools is close by, along with parks, cafés, supermarkets, and leisure facilities right on your doorstep.

### Method of Sale:

The property is offered for sale by Private Treaty.

### Measurements:

Every care has been taken to reflect the true dimensions of this property, but they should be treated as approximate and for general guidance only.

### Tenure:

The property is being sold freehold with vacant possession upon completion.

### Local Authority:

Hinckley & Bosworth Borough Council, Hinckley Hub, Rugby, Hinckley Leics, LE10 0FR. Council Tax Band C.



## Viewings:

Viewing strictly by appointment only via sole selling agent, Alexanders of Market Bosworth, 7 Main St, Market Bosworth, Nuneaton CV13 0JN.

## Services:

The property is connected to mains gas, electricity, water, and drainage.

Please note that none of the services, systems or appliances, including; heating, plumbing, and electrics, have been tested by the selling agents.

## Public Rights of Way, Wayleaves & Easements:

The property is sold subject to all existing public rights of way, wayleaves, easements and other legal rights, whether or not specifically mentioned in these particulars.

## Plans and Boundaries:

The plans included in these particulars are based on Ordnance Survey data and are intended for guidance only. While believed to be correct, their accuracy is not guaranteed. The purchaser will be deemed to have full knowledge of the boundaries and the extent of the ownership. Neither the vendor nor their agents will be held responsible for defining ownership or boundary lines.

## Technical Information:

Further details, including any covenants, overage provisions, or other relevant legal or technical information, can be provided upon request.

## Money Laundering:

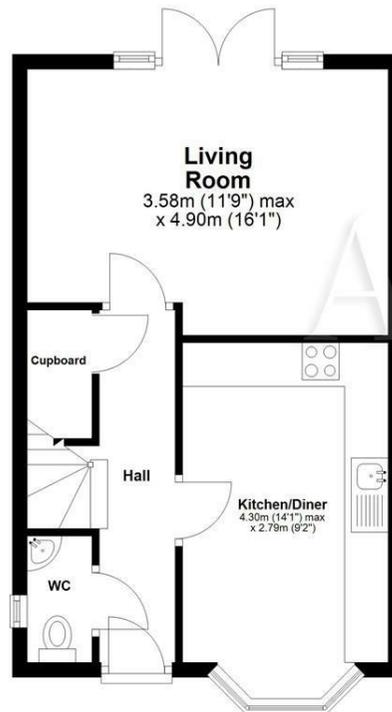
Where an offer is successfully put forward, we are obliged by law to ask the prospective purchaser for confirmation of their identity. This will include production of their passport or driving licence and recent utility bill to prove residence. Prospective purchasers will also be required to have an AML search conducted at their cost. This evidence and search will be required prior to solicitors being instructed.

## Technical Information:

Further details, including any covenants, overage provisions, or other relevant legal or technical information, can be provided upon request.

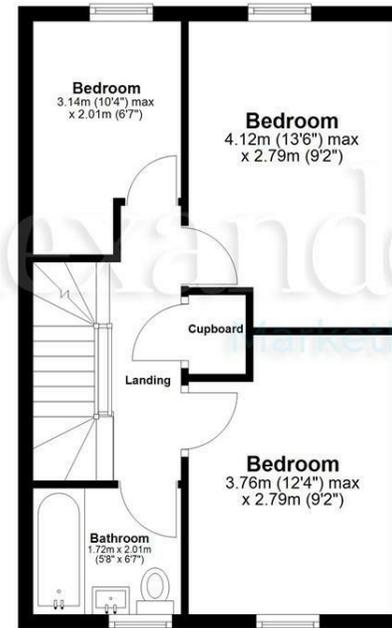
### Ground Floor

Approx. 39.3 sq. metres (423.4 sq. feet)



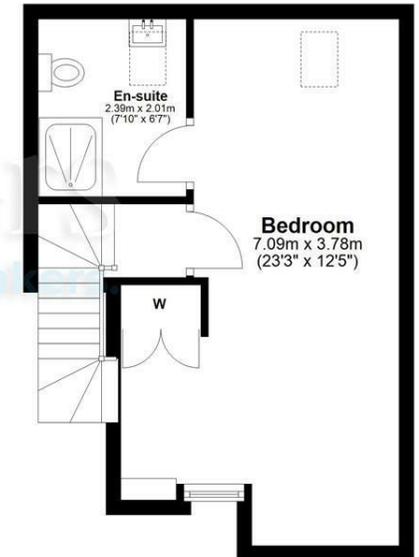
### First Floor

Approx. 39.0 sq. metres (420.1 sq. feet)



### Second Floor

Approx. 28.5 sq. metres (306.5 sq. feet)



Total area: approx. 106.8 sq. metres (1150.0 sq. feet)

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>78</b>	<b>83</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		

