



## 18 Balata Way

, Burton-On-Trent, DE13 0TY

£209,950



SJ are pleased to bring to market this semi detached 3 bedroom family home, situated in a popular residential location and benefitting from UPVC double glazing and gas central heating. The accommodation comprises of entrance Hallway, Wc, Kitchen Diner, Lounge, two Bedrooms and Family Bathroom to the first floor, Master Bedroom suite to the second floor.

Externally, the property has a driveway to the side, providing off road parking and gated access leading into an enclosed rear garden

The property is conveniently located for many local amenities and is within a commutable distance of the A38 linking major road networks.

Council Tax C EPC C

No Upward Chain



## Entrance Hall

The double glazed front door leads into the entrance hall, with central heating radiator, ceiling light point, stairs to first floor and doors off to ground floor rooms.

## Cloakroom

Fitted with a white suite comprising of low level WC, pedestal wash hand basin with tiled splash back, central heating radiator, ceramic tiled flooring, ceiling light point and opaque double glazed window to the side elevation.

## Lounge 13'6" x 12'9" (4.14 x 3.91)

With uPVC double glazed French doors with double glazed window panels either side leading out to the rear garden, two central heating radiators, ceiling light point, Virgin socket and TV aerial point.

## Kitchen Diner 16'11" x 7'10" (5.18 x 2.41)

Fitted with a range of wall, base and drawer units, dark marble effect roll edge work surfaces, stainless steel single sink and drainer unit, AEG integrated dishwasher, integrated stainless steel Hotpoint oven with four ring gas hob and integrated extractor over, integrated fridge freezer, space for automatic washing machine, ceramic tiled floor, Logic combination Boiler, central heating radiator, ceiling light points and double glazed uPVC window to the front.

## First Floor

### Bedroom 2 12'11" x 12'5" (3.94 x 3.81)

With uPVC double glazed window to the rear, central heating radiator, electric power points and ceiling light point.

### Bedroom 3 10'11" x 6'3" (3.33 x 1.93)

With uPVC double glazed window to the front, electric power points, central heating radiator and ceiling light point.

## Family Bathroom

Fitted with a three piece white bathroom suite comprising of low level WC, pedestal wash hand basin, panelled bath, thermostatic shower over, partially tiled walls, inset spotlights, central heating radiator and extractor fan.

## Second Floor

### Master Bedroom 12'11" x 12'4" (3.94 x 3.76)

This spacious master bedroom suite has two double glazed skylights to the rear, central heating radiator, ceiling light point, walk in storage cupboard, wardrobe space, access to the loft space, electric power points, TV aerial point and door to the en-Suite shower room.

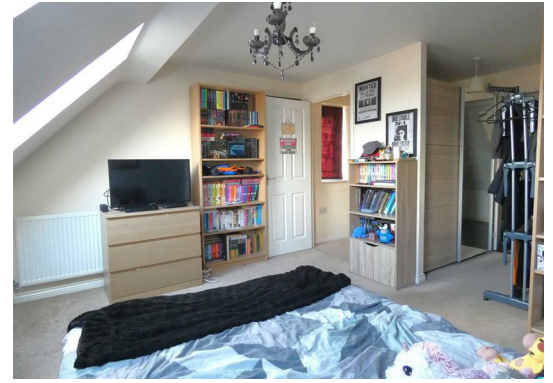
### En-Suite Shower Room 9'3" x 9'3" (2.82 x 2.84)

Fitted with a three piece white bathroom suite comprising of low level WC, pedestal wash hand basin, double walk in shower enclosure with tiling to the walls, central heating radiator, uPVC double glazed window to the front, extractor fan and ceiling light point.

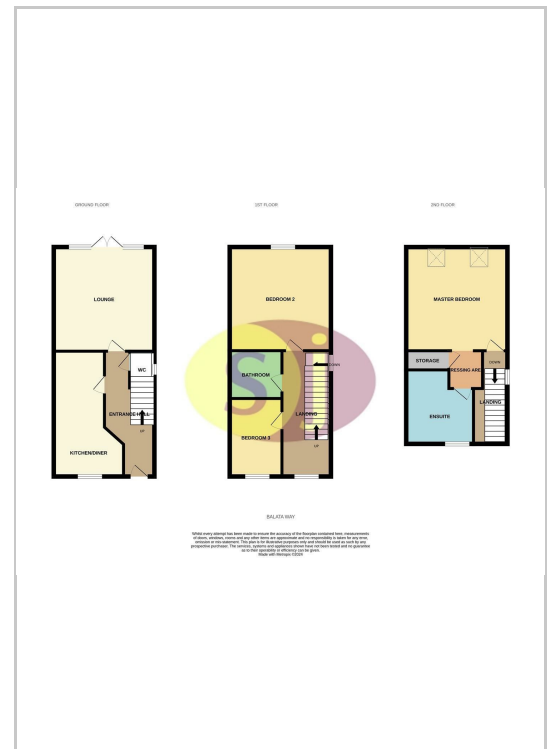
## External

## Garden

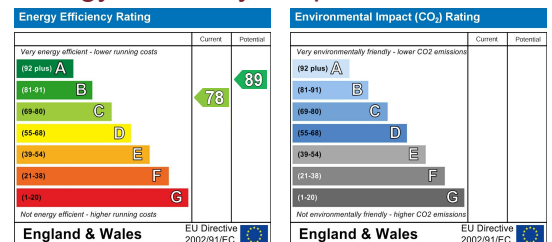
To the side of the property there is a tarmacadam driveway for two vehicles, gated access to the fully enclosed rear garden. The garden has paved patio areas, and is laid to lawn with mature borders.



## Floor Plans



## 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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