



## 89 Upton Drive

, Burton-On-Trent, DE14 2FR

£220,000



Well maintained mid Town House in popular location, benefiting from gas central heating & uPVC double glazing the 3 storey accommodation comprises: Porch, Lounge, Kitchen Diner, downstairs Wc, Two double Bedrooms and Bathroom to first floor, Double Bedroom with en-suite to second floor.

Allocated parking to the front, enclosed garden to the rear. No Upward Chain, EPC B, Council Tax C, Easy access to A38 & A50 for the commuter. Viewing is recommended to fully appreciate this property



### Porch 5'5" x 3'7" (1.66m x 1.11m)

Accessed via composite door, radiator with trv, consumer unit, ceiling light point and door to lounge.

### Lounge 14'7" max x 11'9" max (4.45m max x 3.60m max)

DG uPVC window to front elevation, open reach internet & phone point, aerial, powerpoints, radiator, central heating thermostat, radiator, ceiling light point and door to understairs storage cupboard.

### Inner Hall

Door to WC, powerpoints, ceiling light point, door leading to kitchen/diner and stairs to first floor.

### Wc 4'3" x 3'7" (1.30m x 1.11m)

Fitted with low level flush toilet, wash hand basin with chrome taps, radiator with trv, ceiling mounted extractor fan, and ceiling light point.

### Kitchen Diner 11'8" x 8'9" (3.57m x 2.68m)

Fitted with a range of wall and base units with roll edge worktop, 1 and a half bowl sink with drainer and chrome mixer tap over, under counter space for appliances, standing space for fridge/freezer, built in Electrolux electric oven, gas hob with chimney extractor fan over. Cupboard housing Ideal combi boiler, power points, ceiling light point, radiator with trv, DG uPVC window to rear elevation and DG uPVC patio doors leading to rear garden.

### Stairs & Landing

With doors leading off to bedrooms and bathroom, radiator with TRV, powerpoints, and ceiling light point.

### Bedroom Two 11'10" max x 10'4" max (3.62m max x 3.17m max)

2 DG uPVC windows to front elevation, aerial, power points, radiator with trv and ceiling light point.

### Bedroom Three 11'9" x 8'9" max (3.60m x 2.69m max)

DG uPVC window to rear elevation, power points, radiator with trv and ceiling light point.

### Bathroom 7'10" x 5'6" (2.41m x 1.69m)

Fitted with low level flush wc, wash hand basin and paneled bath both with chrome taps, Part tiled, radiator with trv, ceiling mounted extractor fan and light point.

### Stairs/Landing

Door to storage cupboard, power points, ceiling light point and door leading to master suite.

### Bedroom One 12'11" min x 8'5" (3.95m min x 2.57m)

DG uPVC window to front elevation, hatch giving access to loft, power points, radiator, central heating thermostat, door leading to ensuite.

### En-Suite 11'0" x 5'2" (3.37m x 1.58m)

Fitted with low level flush wc, wash hand basin with chrome taps, tiled shower enclosure with thermostatic shower, radiator with trv, sky light window, ceiling mounted extractor fan and light point.

### Externally

#### To the front

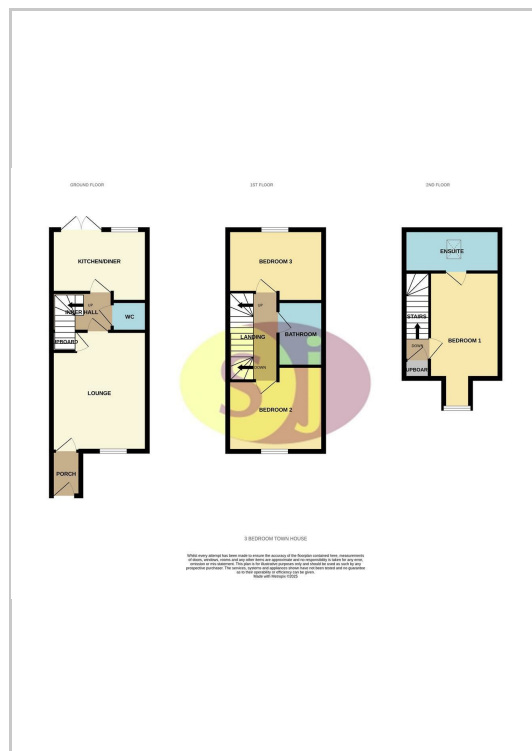
A tarmac driveway leads to the front door with shrubbed border framing the lounge window.

#### To the rear

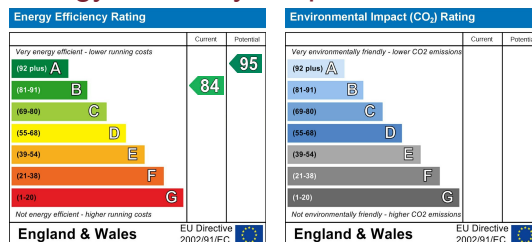
Fully enclosed garden with fenced boundaries, mainly laid to lawn with small patio and gate allowing access around the back of the property.



### 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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