



**14 Furrows Drive
Burton-On-Trent
Staffordshire
DE13 0RH**

Price £620,000

- AN IMPRESSIVE FIVE BEDROOM DETACHED RESIDENCE
- SUPERBLY PRESENTED THROUGHOUT
- FABULOUS LIVING KITCHEN WITH UTILITY OFF
- SPACIOUS LOUNGE OPENING INTO A SEPARATE DINING ROOM
- STUDY/PLAYROOM
- TWO EN SUITES & FAMILY BATHROOM
- LOVELY LANDSCAPED GARDENS
- DOUBLE GARAGE

GENERAL INFORMATION

THE PROPERTY

Scargill Mann & co are delighted to offer for sale this superbly presented executive detached home sat on the popular Furrows Drive in Burton upon Trent. This detached residence boasts three reception rooms, five bedrooms, two with en-suite facilities and a large family bathroom. The property offers ample space for comfortable living.

One of the standout features of this property is the generous plot it sits in, complete with a double garage. Imagine the convenience and extra space this will provide for you and your family.

Step outside into the beautifully landscaped gardens, perfect for hosting gatherings. The well-maintained outdoor space will surely be a hit with both children and adults alike.

Inside, the property exudes sophisticated modern living with muted decor throughout. The impressive and superbly fitted family living kitchen is a focal point, ideal for entertaining family and guests. The spacious lounge, separate dining room, and study offer versatility to suit a potential buyers lifestyle.





After a long day retreat to the spacious principal bedroom, complete with a luxury ensuite for your relaxation. Additionally, there is a guest bedroom with its own ensuite, providing privacy and comfort for visitors. The family bathroom ensures that everyone's needs are met with a bath and separate shower.

Don't miss out on the opportunity to make this house your home. With its abundance of space, beautiful gardens, and luxurious features, this property is ready to welcome you into a life of comfort and style.

LOCATION

Furrows Drive sits off the popular Forest Edge Way Estate on the outskirts of Burton upon Trent. The property is close to schooling for all ages and the town centre of Burton upon Trent is a short drive away. There is good access to the A38 and A50 for onward travel to Derby, Nottingham, Birmingham and Stoke on Trent.

GROUND FLOOR ACCOMMODATION

Entrance door opening through to an attractive and spacious hallway.

HALLWAY

2.88m to stairs x 3.53m (3.61m rear of stairs) (9'5" to stairs x 11'6" (11'10" rear of stairs))

A light and spacious area with a useful storage cupboard ideal for hoovers and coats, stairs rising to a galleried landing, and doors leading off to study/playroom, cloakroom, family dining kitchen, and double doors opening through to lounge.

CLOAKROOM

1.65m x 1.79m (5'4" x 5'10")

Is attractively presented with tile effect flooring, fitted W.C. and vanity unit with hand wash basin inset. There are tiled splashbacks, ceiling light point and contemporary style radiator.

LOUNGE

3.91m x 5.57m excluding bay (12'9" x 18'3" excluding bay)

A spacious room with a lovely bay window to the front aspect. There is coving to ceiling, ceiling light points, wood effect flooring and double doors that lead through to the dining room.

DINING ROOM

4.07m width x 3.25m to window wall (13'4" width x 10'7" to window wall)

The wood effect flooring continues through, with French doors leading out onto the rear patio, coving to ceiling, ceiling light point and a door through to the stunning living family kitchen area.

FAMILY KITCHEN AREA

7.03m (total) x 4.44m kitchen area x 5.51 living (23'0" (total) x 14'6" kitchen area x 18'0" living)

This superb space is great for a family with ample space for a kitchen table and chairs, sofas, T.V.'s. The kitchen is beautifully equipped and fitted with an extensive range of base cupboards, drawers and full larder units. A coordinating island unit has quartz work tops over with a flame effect induction hob and extends to create a breakfast bar area. There are twin sinks with mixer taps over and waste disposal unit. Integrated appliances include a dishwasher, under counter fridge, double oven and microwave. There is ample space for an



American style fridge freezer and a superb contemporary style extractor fan sits above the hob. Glazed windows look out over the garden in the kitchen area, full glazed windows and patio doors bring the garden into the family area. There are recessed ceiling down lights, contemporary style radiator and a door which leads through to the utility room.

UTILITY ROOM

1.87m x 2.37m (6'1" x 7'9")

Being equipped with a range of base cupboards and matching wall mounted cabinets, work tops incorporate a stainless steel sink, there is space for washing machine, the domestic hot water and central heating boiler is housed here and there is a door to the side aspect.

STUDY/PLAYROOM

3.91m width x 2.34m (12'9" width x 7'8")

Having a window to the front aspect, ceiling light point, coving to ceiling and a continuation of the wood effect flooring.

FIRST FLOOR

GALLERIED LANDING

4.70m width x 3.64m (15'5" width x 11'11")

Is a lovely light space with a loft access point with

boarded loft for ample storage and an airing cupboard housing the domestic hot water tank, doors lead off to:

PRINCIPAL BEDROOM

4.04m to window x 4.12m min (13'3" to window x 13'6" min)

A generous size room with a window to the rear aspect, radiator, ceiling light point and a range of built in wardrobes providing hanging space and shelving. A door leads off to the beautifully equipped en suite shower room.

EN SUITE SHOWER ROOM

2.81m x 2.03m (9'2" x 6'7")

This luxury en suite is beautifully fitted with a built in W.C., large contemporary style vanity unit with storage and hand wash basin inset and mixer taps and a large walk in shower with dual heads with led lighting, decorative alcoves with led lighting, contemporary style chrome radiator, recessed ceiling down lights and further mood lighting. There is an obscure window to the side aspect.

BEDROOM TWO

2.71m to window x 4.23m max 3.40m min (8'10" to window x 13'10" max 11'1" min)

Has a window to the rear aspect, ceiling light point, radiator, coving to ceiling, a range of built in

wardrobes providing hanging space and shelving. A further door which opens through to the en suite shower room.

EN SUITE SHOWER ROOM

1.62m x 2.70m to back of shower (5'3" x 8'10" to back of shower)

Has a fully tiled shower enclosure with glazed screen, W.C. and pedestal hand wash basin, there is an obscure window to the rear aspect, radiator and tiled surrounds.

BEDROOM THREE

3.17m to window x 3.33m (10'4" to window x 10'11")

Has a window to the front aspect, coving to ceiling, built in double wardrobe providing hanging space and shelving and a door opening through to the Jack and Jill bathroom.

JACK AND JILL BATHROOM

2.28m x 2.81m to window (7'5" x 9'2" to window)

Is equipped with a separate fully tiled shower enclosure, panelled bath with mixer taps over, pedestal hand wash basin and W.C., there are tiled surrounds, obscure window to the side aspect, radiator and recessed ceiling down lights.



BEDROOM FOUR

2.60m to window x 3.34m min 4.01m (8'6" to window x 10'11" min 13'1")

Has a window to the front aspect, coving to ceiling, radiator, built in double wardrobes providing hanging space and shelving and ceiling light point.

BEDROOM FIVE

3.88m to window x 2m width min 2.99m max (12'8" to window x 6'6" width min 9'9" max)

Window to the rear aspect, ceiling light point and coving to ceiling

OUTSIDE

The property sits back on a superb corner plot on Furrows Drive with a good sized driveway leading to a detached double garage. There are lawns to the front of the property with a paved path leading to the front door. To the rear is a superb landscaped garden with a fully fenced boundary with attractive shaped lawns, paved patio areas, mature herbaceous planting, raised deck leads to a summer house which is ideal for entertaining and offers ample space for outside sofas, chairs and dining tables. There is a gate to the side drive and the double garage which has twin up and over doors, power and light and pedestrian door leading out into the garden.

AGENTS NOTES

Available fully furnished. Some photographs were supplied courtesy of the vendors.

TENURE

FREEHOLD - Our client advises us that the property is freehold. Should you proceed with the purchase of this property this must be verified by your solicitor.

CONSTRUCTION

Standard Brick Construction

COUNCIL TAX BAND

East Staffordshire Borough Council- Band F

BROAD BAND SPEEDS

<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

CURRENT UTILITY SUPPLIERS

Gas
Electric
Water - Mains
Sewage - Mains
Broadband supplier

FLOOD DEFENCE

We advise all potential buyers to ensure they have read the environmental website with regards to

flood defence in the area.

<https://www.gov.uk/check-long-term-flood-risk>
<https://www.gov.uk/government/organisations/environmental-agency>
<http://www.gov.uk/>

SCHOOLS

<https://www.staffordshire.gov.uk/Education/Schoolsandca-a-school.aspx>
<https://www.derbyshire.gov.uk/education/schools/school-places/normal-area-school-search/find-your-normal-area-school.aspx>
<http://www.derbyshire.gov.uk/>

CONDITION OF SALE

These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of a contract. All measurements are estimates. All electrical and gas appliances included in these particulars have not been tested. We would strongly recommend that any intending purchaser should arrange for them to be tested by an independent expert prior to purchasing. No warranty or guarantee is given nor implied against any fixtures and fittings included in these sales particulars.

VIEWING

Strictly by appointment through Scargill Mann & Co (ACB/JLW 07/2024) A



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC	76	82

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