



**11 Bishop Lane  
Burton Upon  
Trent  
Staffordshire  
DE13 9EY**

**£229,999**

- LOVELY POSITIONED PROPERTY
- WELL PRESENTED THROUGHOUT
- PARKING FOR TWO VEHICLES
- DINING KITCHEN
- THREE BEDROOMS
- EN SUITE & FAMILY BATHROOM
- FULLY ENCLOSED REAR GARDEN
- CUL DE SAC LOCATION

## GENERAL INFORMATION

### THE PROPERTY

Sitting in a quiet location on Bishop Lane, Burton Upon Trent, this charming three-bedroom semi-detached house presents an ideal opportunity for a small family, first-time buyers, and professionals alike. The property offers views to the rear.

Upon arrival, you will appreciate the convenience of accessible parking for two vehicles, ensuring ease for you and your guests. The fully enclosed rear garden is a true highlight, featuring a spacious patio, a well-sized decked terrace, and a lawn, perfect for outdoor entertaining or simply enjoying the fresh air.

Internally, the property is neutrally decorated and beautifully presented, creating a warm and inviting environment. The entrance hallway leads you into a guest cloakroom. The light-filled lounge offers a comfortable space to relax, while the modern fitted dining kitchen is equipped with a range of built-in appliances and French door leading out onto the patio for entertaining.





On the first floor, you will find three well-proportioned bedrooms. The principal bedroom benefits from an en suite shower room, while the family bathroom serves the other two bedrooms, ensuring ample facilities for all.

This semi-detached home combines modern living with a peaceful setting, making it a perfect choice for those seeking comfort and convenience in Burton Upon Trent. Do not miss the chance to make this lovely property your new home.

#### LOCATION

Bishop Lane is situated on the popular King Road development off Forest Road. The area offers good schooling, convenience store, and the town centre of Burton upon Trent is a short drive away. For those travelling further afield



there is access to the A30 allowing for good travel to Derby, Lichfield and Birmingham.

#### ACCOMMODATION

Entrance door opening through to hallway.

#### HALLWAY

1.57m x 1.34m width (5'1" x 4'4" width)

Door to lounge and further door opening through to the guest cloakroom.

#### GUEST CLOAKROOM

0.98m x 1.52m (3'2" x 4'11")

Is fitted with a W.C., pedestal hand wash basin, there are tiled surrounds, ceiling light point and radiator.



#### LOUNGE

3.45m max width x 4.28m length to window (11'3" max width x 14'0" length to window)

A lovely light airy room with a bay window to the front aspect, ceiling light point and radiator. Doors open through into the lobby area which has stairs off to first floor, radiator, ceiling light point and a further door opening through to the dining kitchen.

#### DINING KITCHEN

2.65m x 4.54m length (8'8" x 14'10" length)

This attractively fitted kitchen is fitted with a range of base cupboards, drawers and matching wall mounted cabinets, attractive wood effect work tops incorporate a stainless steel sink with side drainer and a four ring gas



hob, integrated appliances include a single oven, fridge, freezer, dishwasher and washing machine, there are attractive tiled surrounds, ceiling light point, window looking out over the rear garden and French doors giving access.

#### FIRST FLOOR

Stairs turn and rise to:

#### LANDING

2.22m x 1.99m length (7'3" x 6'6" length)

Has loft access point, ceiling light point and all doors leading off:

#### BEDROOM ONE

3.39m max x 3.73m max (11'1" max x 12'2" max)

There is a window to the rear aspect offering far reaching views, radiator, ceiling light point and large built in wardrobe providing hanging space and shelving, a door leads through to the en suite shower room.



#### ENSUITE SHOWER ROOM

2.46m into back of shower x 1.54m (8'0" into back of shower x 5'0" )

Has a deep shower tray which is fully tiled with glazed bi fold doors, W.C. and pedestal hand wash basin, there is an obscure window to the rear aspect and ceiling light point.

#### BEDROOM TWO

3.1m x 2.24m (10'2" x 7'4")

Has a window to the front aspect, radiator and ceiling light point.

#### BEDROOM THREE

2.09m x 2.23m (6'10" x 7'3" )

Is currently used as a study area/dressing room by the vendors and has a window to the front aspect, radiator and ceiling light point,

#### FAMILY BATHROOM

1.88m width x 1.55m (6'2" width x 5'1")

Has a panelled bath with electric shower over with glazed screen, W.C., pedestal hand wash basin, there are tiled surrounds, chrome heated towel rail and ceiling light point,



#### OUTSIDE

The property sits back off Bishop Lane behind a Tarmac driveway providing parking for several vehicles, to the front of the property is a small fore lawn with paved path leading to the front door, a gate to the side gives access to the fully enclosed rear garden which has gravelled borders, lawn and large decked terrace.

#### 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- B

#### CURRENT UTILITY SUPPLIERS

Gas



Electric  
Oil  
Water - Mains  
Sewage - Mains  
Broadband supplier

#### BROAD BAND SPEEDS

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

#### FLOOD DEFENCE

We advise all potential buyers to ensure they have read the environmental website regarding flood defence in the area.

<https://www.gov.uk/check-long-term-flood-risk>

<https://www.gov.uk/government/organisations/environment-agency>

<http://www.gov.uk/>

#### SCHOOLS

<https://www.staffordshire.gov.uk/Education/Schoolsandcolleges/Find-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 02/2024) DRAFT



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	
	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	<b>96</b>
(81-91) <b>B</b>	<b>83</b>
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

**SALES OFFICE**  
 Unit 17 Eastgate Business Centre  
 Eastern Avenue  
 Burton upon Trent  
 DE13 0AT  
 T: 01283 548194 /01332 208820  
 E: sales@scargillmann.co.uk

**LETTINGS OFFICE**  
 17 Mallard Way  
 Pride Park  
 Derby  
 DE24 8GX  
 T: 01332 206620  
 E: lettings@scargillmann.co.uk

[www.scargillmann.co.uk](http://www.scargillmann.co.uk)