



BONEY HAY ROAD, BURNTWOOD



Ground Floor

Entrance Hall

Enter via a uPVC/partly double glazed front door and having a ceiling light point, carpeted flooring as well as a carpeted stairway to the first floor and a door opening to the lounge.

Lounge

14' 10" x 9' 9" (4.52m x 2.97m)

Having a uPVC/double glazed walk-in bay window to the front aspect with vertical blinds fitted, a coved ceiling with a ceiling light point, a central heating radiator, a gas fire with a fireplace surround, carpeted flooring, a television aerial point and doors to the kitchen/breakfast room and a storage cupboard.

Kitchen/Breakfast Room

8' 3" x 12' 11" (2.52m x 3.94m)

Being fitted with a range of wall, base and drawer units with laminate worksurface over and having a uPVC/double glazed window to the rear aspect with a vertical blind fitted, two ceiling light points, a central heating radiator, a stainless steel sink with a mixer tap fitted and a drainer unit, tiled splashbacks, a built-under electric oven with a four-burner gas hob and a stainless steel chimney style extraction unit over, plumbing for both a washing machine and a dishwasher, linoleum flooring, a door to the dining/family room and double glazed sliding patio doors to the rear aspect opening to the garden and fitted with vertical blinds.

Dining/Family Room

16' 2" x 7' 10" (4.94m x 2.39m)

Having a uPVC/double glazed window to the front aspect, a ceiling light point, wall lighting, a central heating radiator, carpeted flooring and uPVC/double glazed French doors to the rear aspect opening to the garden.



First Floor

Landing

Having a ceiling light point, access to the loft space, carpeted flooring and doors to the three bedrooms and the family bathroom.

Bedroom One

10' 9" x 11' 1" (3.28m x 3.37m)

Having two uPVC/double glazed windows to the front aspect, a ceiling light point, a central heating radiator, carpeted flooring, a built-in wardrobe with double doors and a door to the en-suite shower room.

En-suite Shower Room

Having a concealed cistern WC, a wash hand basin with a mixer tap fitted and under-sink storage, laminate flooring, an extraction unit and a glass shower cubicle with a thermostatic shower installed.

Bedroom Two

10' 2" x 7' 10" (3.09m x 2.4m)

Having a uPVC/double glazed window to the front aspect, a ceiling light point, a central heating radiator and carpeted flooring.

Bedroom Three

5' 11" x 12' 0" (1.80m x 3.66m)

Having a uPVC/double glazed window to the rear aspect, a ceiling light point, a central heating radiator and carpeted flooring.

Family Bathroom

Having an obscured uPVC/double glazed window to the rear aspect, a ceiling light point, a chrome-finished central heating towel rail, a WC, a wash hand basin with a mixer tap fitted and under-sink storage, partly tiled walls, laminate flooring and a bath with a thermostatic shower over and a glass shower screen installed.



Outside

Front

Having a blocked paved driveway suitable for parking multiple vehicles, a lawn, a second grass area which is sloped, a courtesy light, security lighting, a storm porch over the front entrance and access to the rear garden via a wooden side gate.

Rear

Being a very private, tiered garden, which has a lawn, steps up to a large, sloped area which is planted with trees, plants, shrubs and bushes. Also having a decked dining area, a patio seating area, a decorative gravel area, a cold-water tap, electrical sockets, a wooden shed and access to the front of the property via a wooden side gate.

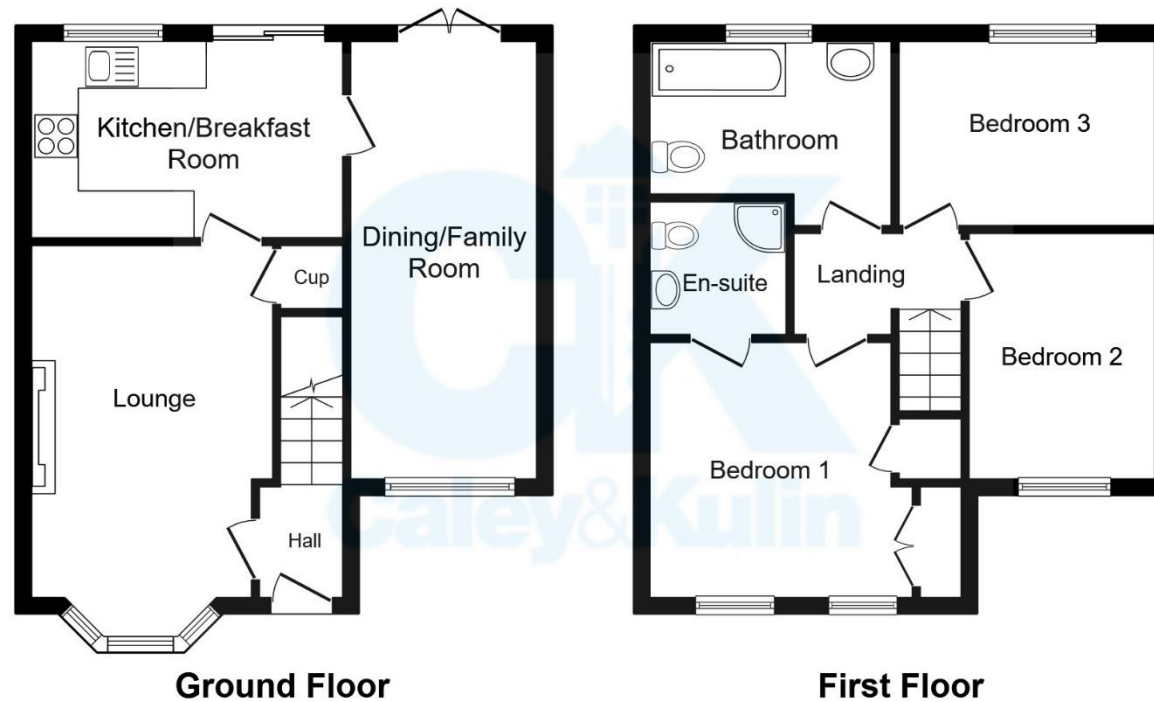








* An immaculately presented, semi-detached home located on a quiet corner plot *



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Council Tax Band: C

EPC Rating: Awaiting EPC

Tenure: Freehold

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