



1 Knights Place, Burton on Trent, DE15 0PW

 Parker
Hall

Enjoying a secluded and peaceful setting on a private drive is this executive detached home, benefitting from generously proportioned family interiors, four double bedrooms and outside space including a double garage and parking for four vehicles. Showcasing beautifully presented interiors throughout, this attractive detached home offers ideal accommodation to suit a growing family alongside secluded gardens enjoying an open aspect to the rear. The central reception hall leads into two reception rooms, a cloakroom, a contemporary open plan dining kitchen with utility and family room, with a first floor wrap around landing leading into four generous double bedrooms. A family bathroom is also

accessed from the landing, and the master bedroom is serviced by a modern en suite and a fitted dressing room. Outside, the property is positioned to the corner of the cul de sac and benefits from parking for four vehicles to the fore of the double garage. The rear garden enjoys a pleasant open aspect and is laid to two tiers, offering plenty of space to enjoy the peaceful location.

The private cul de sac of Knights Place is set off Brizlincote Lane, a desirable setting home to a variety of traditional residences and contemporary homes. The location is conveniently positioned for amenities in the nearby market town of Burton on Trent, where

there are shopping centres, restaurants, supermarkets and an array of other leisure and convenience amenities including the Trent Washlands, a haven for wildlife set on the banks of the river Trent. A location well placed for commuters, there are swift links to the A38, A511, A50 and M6 Toll giving access to cities including Derby, Ashby, Nottingham and Birmingham, and regular rail links are available from the local Train Station giving direct travel to Derby and Birmingham. The area is well served by local primary and secondary schools, with independent schools including Repton, Derby High and Abbotsholme being within an easy drive.

- Executive Detached Family Home
- Peaceful Private Lane Setting
- Open Aspect to Rear
- Three Reception Rooms
- Open Plan Dining Kitchen
- Reception Hall, Utility & Cloakroom
- Four Excellent Double Bedrooms
- Master Dressing Room & En Suite
- Family Bathroom
- Double Garage & Parking for Four
- Secluded Rear Gardens
- Mains Gas Central Heating & Double Glazed Windows
- Well Placed for Local Amenities, Commuter Roads & Rail Travel



Reception Hall 4.74 x 2.45m (approx. 15'6 x 8'0)

The composite entrance door opens into this spacious hallway, having a galleried staircase rising to the first floor with storage beneath, double doors into the dining kitchen and wooden flooring. Further doors open into:

Lounge 6.7 x 3.78m (approx. 21'11 x 12'4)

An oversized reception room having double doors opening out to the rear garden, a bay window to the front and LVT flooring. A gas fireplace is set to carved stone surround

Dining Room 4.2 x 3.7m (approx. 13'9 x 12'2)

Another generous reception room having dual aspect windows to the front and rear

Open Plan Dining Kitchen 7.32 x 3.4m (approx. 24'0 x 11'1)

A contemporary open plan space having a modern kitchen and dining space leading into a third reception room. The **Kitchen** is fitted with a range of contrasting gloss full height and island units with quartz work surfaces, housing an inset sink with side drainer and integrated appliances including dishwasher, fridge freezer, induction hob and extractor hood. There is a window facing the rear, the kitchen has tiled flooring and doors open into the **Utility** and **Reception Hall**. The **Dining Area** also has tiled flooring and double doors opening into:

Family Room 3.49 x 3.44m (approx. 11'5 x 11'3)

A versatile reception room having tiled flooring, windows overlooking the gardens and double doors opening out to the rear

Utility 2.34 x 1.55m (approx. 7'8 x 5'1)

Fitted with base units housing an inset sink and space for a washing machine, tiled flooring and a door opening out to the side aspect

Cloakroom

With fitted wash basin and WC, having wooden flooring and an obscured window to the side





Stairs rise to the **Wrap Around Landing**, having windows to the front aspect, double doors into the **Airing Cupboard** and further doors opening into:

Master Bedroom 4.2 x 3.83m (approx. 13'9" x 12'6")
A spacious principal bedroom having a Juliette balcony to the front aspect, a Dressing Room having a range of mirror fronted fitted wardrobes, and private use of:

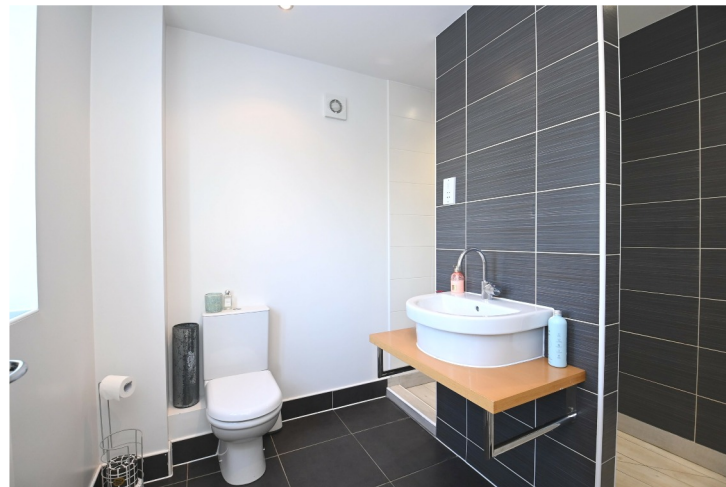
En Suite 2.7 x 2.11m (approx. 8'10" x 6'11")
A modern suite comprises fitted wash basin, WC and dual sided walk in shower, with tiled flooring, tiled walls, a chrome heated towel rail and an obscured window to the rear

Bedroom Two 4.14 x 3.63m (approx. 13'7" x 11'11")
Another good sized double room having a window to the rear

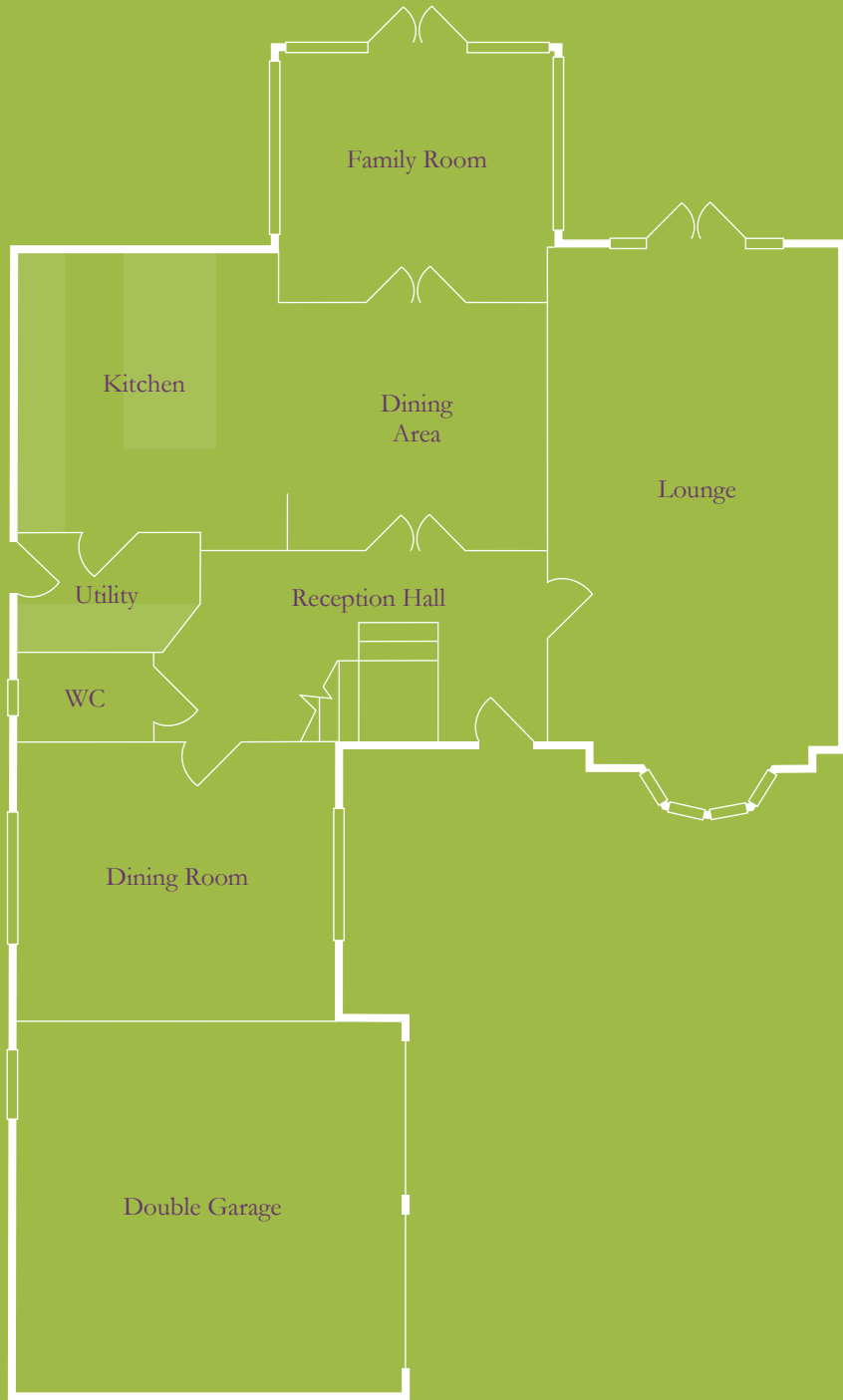
Bedroom Three 3.43 x 3.57m (approx. 11'8" x 11'2")
With a window to the rear aspect

Bedroom Four 3.74 x 3.56m (approx. 12'3" x 11'11")
A fourth double bedroom having a skylight and a window to the front

Bathroom 3.15 x 1.75m (approx. 10'4" x 5'9")
Comprising pedestal wash basin, WC, double ended bathtub and separate shower, with tiled flooring, half tiled walls, a heated towel rail and an obscured window to the rear









Outside

The property is set to the corner of the cul de sac, having a block paved driveway to the front providing parking for four vehicles. There are well tended gardens to the front, a paved path leads to the front aspect and there is gated access leading into the rear garden

Double Garage 5.2 x 5.16m (approx. 17'0 x 16'11)

With power, lighting, one manual entrance door and one electric entrance door

Rear Garden

Enjoying a pleasant open aspect, the garden is laid to a paved terrace and lawns borders by fencing boundaries and borders. The rear has exterior lighting, power and a water point, and gated access opens to steps leading down to a lower level of garden. The hot tub is not included in the sale



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

General note: Whilst we endeavour to make our sales details accurate and reliable, if there is any point, which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.

Measurements: Please note that our room sizes are now quoted in metres on a wall-to-wall basis. The imperial equivalent is only intended as an approximate guide for those of our applicants who may not yet be fully conversant with the metric measurements.

Consumer Protection Regulations: Any prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of any statements or information in these particulars, we have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor.

Due to a change in legislation from 1st March 2004 we are required to check the identification of vendors before proceeding to market any property, and purchasers on acceptance of an offer and before we can instruct solicitors to proceed. This is a legal requirement and applies to all Estate Agents.