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SALES & LETTINGS

Mayflower Drive, DE14 1QB

Asking Price £189,999

https://www.abodemidlands.co.uk

A well-presented modern two-bedroom semi-detached home occupying a pleasant position on the popular Mayflower Drive in Burton-on-Trent. Offering a spacious living room, modern kitchen diner, ground floor WC, two double bedrooms, a contemporary family bathroom, an enclosed rear garden and off-street parking for two vehicles with electric charger, this property would make an ideal first-time purchase, investment or home for those looking to downsize. Viewing is highly recommended.

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Accommodation

Ground Floor

The accommodation begins with a front entrance door leading into hallway, with stairs rising to the first floor and opening leading through to the living room. The living room is positioned to the front elevation and provides ample space for sofas and living room furniture, whilst a large window allows plenty of natural light into the room.

To the rear of the property is the kitchen diner, fitted with a range of matching wall and base units with preparation work surfaces over, incorporating a sink with drainer, four-ring gas hob with extractor hood above and electric oven below. There is space and plumbing for further appliances together with space for a dining table and chairs. Double glazed French doors provide direct access to the rear garden.

Completing the ground floor accommodation is a useful WC cloaks fitted with a low-level WC and wash hand basin.

First Floor

The first floor landing provides access to both bedrooms and the family bathroom.

The master bedroom is a generous double room positioned to the rear elevation and benefits from fitted wardrobes. The second bedroom is also a good-sized double room with a window overlooking the front.

The family bathroom is fitted with a modern three-piece suite comprising a panelled bath with shower screen and shower over, wash hand basin and low-level WC. The room also benefits from tiled flooring, recessed spotlighting and a heated towel rail.

Outside

To the front of the property is a landscaped foregarden with pathway leading to the front entrance door. Adjacent to the property is a driveway providing off-street parking

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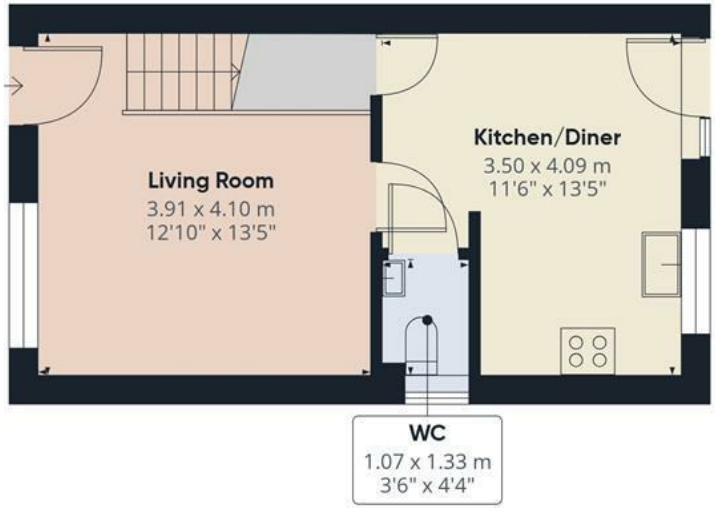
for two vehicles.

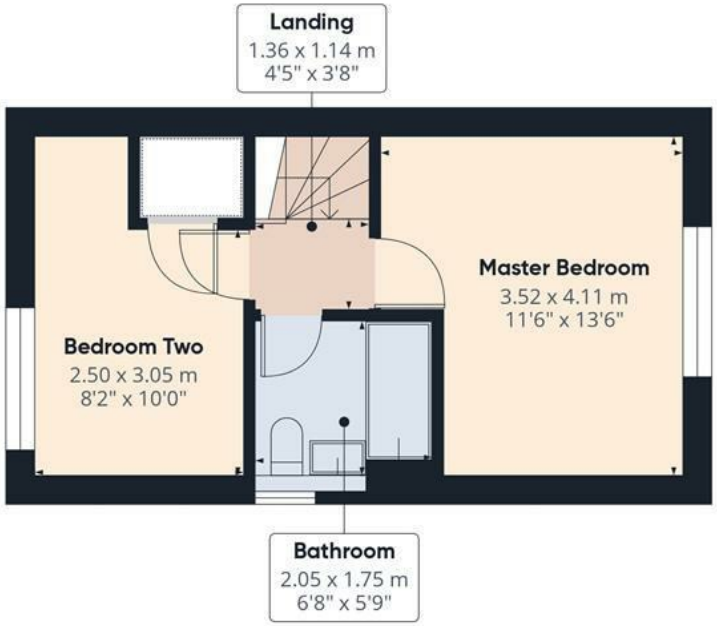
The rear garden is enclosed by timber fencing and is mainly laid to lawn with established planting borders, creating a private outdoor space suitable for entertaining, children and pets. A gated side access leads to the driveway.

Location

Mayflower Drive is situated on a popular modern residential development on the outskirts of Burton-on-Trent. The location offers convenient access to a range of local amenities including supermarkets, schools, leisure facilities and public transport links. Burton town centre is within easy reach, whilst the A38 provides excellent road connections to Derby, Lichfield, Birmingham and the wider Midlands road network.



Floor 0



Floor 1

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Approximate total area(1)

58.2 m²

627 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

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

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