



**Blakeholme Court, Burton-On-Trent, DE14 2NZ**

**£205,000**





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DE14 2NZ  
£205,000**

Offered with no upwards chain, and located in a sought-after residential development in Burton on Trent, this spacious and well-presented three-storey townhouse offers a versatile layout in a great location. Ideal for families, professional couples or investors, the home benefits from an open-plan living space, enclosed garden and allocated parking for two vehicles.

Positioned close to schools, supermarkets, local parks and commuter routes including the A38, this property offers the convenience of town living with the flexibility of a modern multi-level home.

**Ground Floor**

Hallway – 1.83 x 1.12 m (6'0" x 3'8")

Welcoming entrance hallway with neutral décor and fitted carpet, providing access to the kitchen/living space, utility and downstairs WC. Stairs lead to the first floor.

Kitchen / Living Area – 2.92 x 6.87 m (9'7" x 22'6")

A bright and spacious open-plan kitchen, dining and living area stretching the full depth of the property. The fitted kitchen features a range of cream gloss units with integrated oven, gas hob with extractor, stainless steel sink and ample worktop space. French doors open directly onto the rear garden, making this a perfect entertaining space.

Utility Room – 1.60 x 1.48 m (5'2" x 4'10")

Separate utility room fitted with sink, storage cupboards and plumbing for appliances — ideal for laundry and keeping the main living area clutter-free.



WC – 1.61 x 1.04 m (5'3" x 3'4")

A useful downstairs cloakroom with WC, pedestal wash basin and tiled splashback.

## First Floor

Landing – 1.88 x 1.91 m (6'2" x 6'3")

Spacious first floor landing giving access to two rooms, with stairs continuing to the second floor.

Living Room / Bedroom – 3.91 x 2.64 m (12'9" x 8'7")

A generous and light-filled room with French doors and Juliet balcony overlooking the front of the property. Currently used as a lounge, this room could also function as a large double bedroom as the living kitchen area was previously used as the main living space.

Bedroom – 1.94 x 3.02 m (6'4" x 9'11")

A well-proportioned single bedroom to the rear, ideal for a home office, nursery or dressing room.

## Second Floor

Landing – 1.03 x 1.72 m (3'4" x 5'7")

Upper landing providing access to two further bedrooms and the family bathroom.#

Bedroom – 2.95 x 2.15 m (9'8" x 7'0")

A single bedroom to the rear elevation with neutral décor and views over the garden.

Bedroom – 2.94 x 2.65 m (9'7" x 8'8")

A good-sized double bedroom to the front with built-in storage and access to a private en-suite.

En-Suite – 0.87 x 2.65 m (2'10" x 8'8")

Modern en-suite shower room with walk-in cubicle,

pedestal sink, WC and neutral tiling throughout.

Family Bathroom – 2.11 x 1.86 m (6'11" x 6'1")

A well-finished family bathroom with three-piece suite including bath, WC, and wash basin, complemented by tiled walls and wood-effect flooring.

## Outside

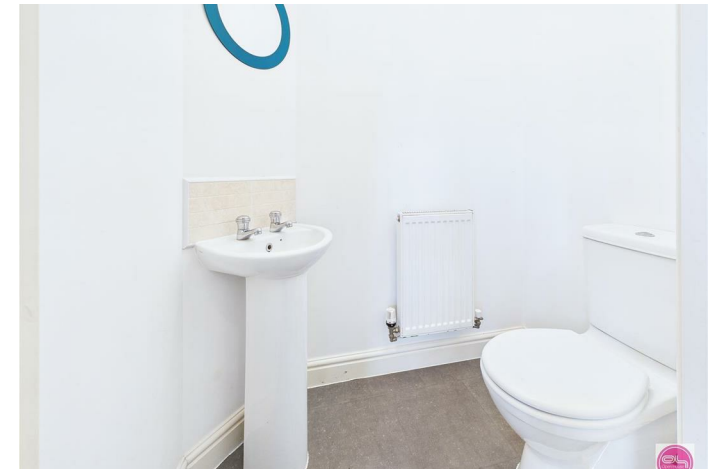
To the rear is a private, fully enclosed garden with patio seating area and gated rear access — a blank canvas to landscape to your taste. To the rear of the plot, the property enjoys two allocated parking spaces in the nearby parking area.

## Additional Information

- Tenure: Freehold
- Council Tax Band: C
- EPC Rating: C
- Local Authority Area: East Staffordshire

We wish to clarify that these particulars should not be relied upon as a statement or representation of fact and do not constitute any part of an offer or contract. Buyers should satisfy themselves through inspection or other means regarding the correctness of the statements contained herein.

Please note that we have not tested or verified the condition of the services connected to the property, including mains gas, electricity, water or drainage systems. Similarly, we cannot confirm the working order or efficiency of any appliances, heating systems, or electrical installations that may be included in the sale. Prospective purchasers are therefore advised to carry out their own independent investigations and surveys before entering into a legally binding agreement.



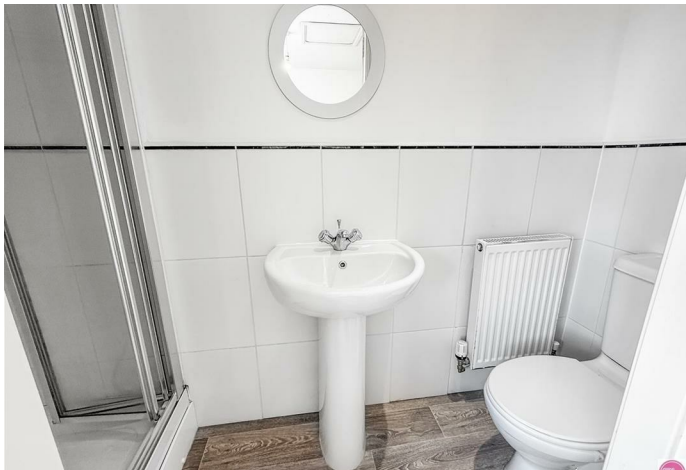


Money Laundering Regulations 2003:  
In accordance with the Money Laundering Regulations 2003, we are obligated to verify your identification before accepting any offers.

Floorplans:  
We take pride in providing floorplans for all our property particulars, which serve as a guide to layout. Please note that all dimensions are approximate and should not be scaled.













Floor 0



Floor 1



Floor 2

Approximate total area<sup>(1)</sup>

73 m<sup>2</sup>


784 ft<sup>2</sup>

(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 PERFORMANCE CERTIFICATE

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	<div>76</div>	<div>90</div>
(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 

LOCAL AUTHORITY  
East Staffordshire

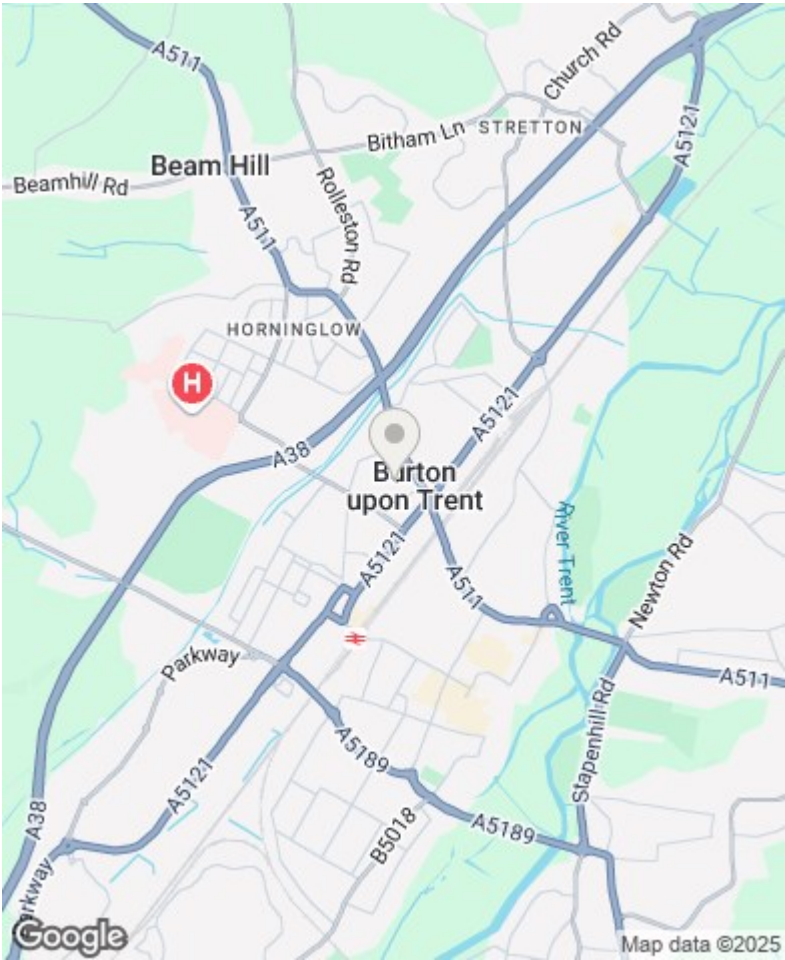
TENURE

COUNCIL TAX BAND  
C

VIEWINGS  
By prior appointment only

PROPERTY SUMMARY

- Three/Four bedrooms - Flexible layout
- Modern three-storey townhouse
- Spacious open-plan kitchen/dining/living area
- Downstairs WC and separate utility room
- Two bathrooms, including en-suite to top floor bedroom
- Enclosed rear garden with patio
- Two allocated parking spaces
- Ideal for families or investors
- Popular location close to amenities and transport links
- No upwards chain



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