



EweMove

SALES AND LETTINGS

Richard & Jane - Under-Needwood



£415,000

5 Bedroom Detached House for sale
63 KING LANE, BURTON-ON-TRENT



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Overview

A sought after Bellway home offering generous proportions, and family-friendly living, this home is the ideal choice for growing families.



Key Features

- Five bedrooms
- Expansive kitchen-diner with skylights and French doors
- Spacious lounge with feature fireplace
- Utility room & guest cloakroom
- South-facing private garden with patio and artificial lawn
- Double garage
- Prime position opposite green space & children's play area





A sought after Bellway home offering generous proportions, and family-friendly living, this home is the ideal choice for growing families.

Set towards the centre of a peaceful crescent, with minimal passing traffic and open green space including a children's play area just across the road, the property enjoys a highly desirable setting. A driveway with parking for two cars leads to the integrated double garage, while gated access opens to the enclosed, south-facing rear garden.

Step inside and you're greeted by a welcoming hallway, where Amtico luxury vinyl flooring flows seamlessly through the ground floor. To the front, the spacious lounge is filled with natural light and provides the perfect setting for relaxed evenings. To the rear, the true heart of the home awaits: a stunning open-plan kitchen and dining space, enhanced by skylights and twin sets of French doors that open directly onto the garden. Sleek modern units, integrated appliances, and a separate utility room ensure both style and functionality. A guest cloakroom and internal access to the garage complete the downstairs.



The first floor continues to impress with four double bedrooms and a fifth single, making this a home that truly grows with your family. Both the master suite and second bedroom benefit from their own en-suites, while the stylish family bathroom serves the remaining rooms. Ample built-in storage and access to a part-boarded loft ensure practicality is never compromised.

Outside, the landscaped rear garden has been designed for low-maintenance enjoyment, featuring a patio for entertaining, artificial lawn, and secure fencing. The double garage, complete with lighting, power, and additional storage space, offers excellent versatility.

With its contemporary design, generous proportions, and family-focused location near local schools, pubs, and shops, this property represents a rare

opportunity to secure a home of this calibre in Henhurst. Early viewing is strongly advised.

and prior to a sales memorandum being issued.

Don't miss your chance to experience this exceptional lifestyle – schedule your viewing today and let this house become your forever home.

ADDITIONAL INFORMATION (Purchasers are advised to verify the details through their legal representative.)

Tenure: Freehold

Property Construction: Traditional.

Parking: Private driveway.

Electricity Supply: Mains connected.

Water Supply: Mains connected.

Sewerage: Mains drainage.

Heating: Gas central heating.

Tree Preservation: No.

Conservation Area: No.

Broadband: Full Fibre available (For confirmation of speed and availability, please refer to Ofcom's broadband checker.)

Mobile Signal Coverage: Good (Please check specific coverage through Ofcom's mobile checker.)

EPC rating: B.

Council Tax rating: F.

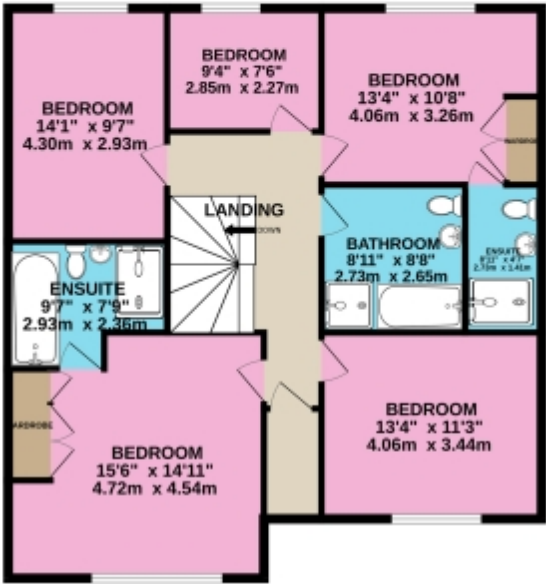
We are required by law to comply fully with The Money Laundering Regulations Act 2017 and as such need to complete AML ID verification and proof / source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use Movebutler to complete the necessary checks, this is not a credit check and therefore will have no effect on your credit history. A non-refundable compliance fee of £30.00 inc. VAT per buyer / donor will be required to be paid in advance when an offer is agreed

Floorplans

GROUND FLOOR
1135 sq.ft. (105.4 sq.m.) approx.



1ST FLOOR
1055 sq.ft. (98.0 sq.m.) approx.



TOTAL FLOOR AREA : 2190 sq.ft. (203.5 sq.m.) approx.

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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Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B	86 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Marketed by EweMove Barton-under-Needwood

01283 247076 (24/7)
barton@ewemove.com

