Waterside Burton-on-Trent, DE15 9HE







A fantastic opportunity for first-time buyers to step onto the property ladder with this stunning three-bedroom split-level home on Waterside. Offering spacious living areas and breathtaking riverside views from the lounge/diner, this home is not to be missed.

£195,000





Waterside in Burton-on-Trent is a well-connected location with excellent commuter links, including easy access to the A38 and A511, providing direct routes to Derby, Lichfield, and beyond. Burton train station is nearby, offering services to Birmingha m and Nottingham. The area benefits from local a menities such as supermarkets, cafés, schools, and healthcare facilities. Residents can enjoy scenic walks along the River Trent, as well as nearby parks like Stapenhill Gardens. With Burton town centre just a short drive away, offering shopping, dining and leis ure options.

The front garden is mainly laid to lawn with a stoned pathway leading to the front door. As you access the home, you enter through the entrance hallway, which has stairs leading to the upper and lower floor.

To the top floor, the home enjoys an open lounge/dining room which has sliding doors leading to a balcony. The balcony overlooks the rear garden and enjoys wonderful views of the nearby river. Adjacent to the living room/diner is the kitchen, which features matching wall and base units with worktops above, ceramic sink and drainer, base level electric oven, gas hob with cooker hood above, plumbing for washing machine and space for fridge freezer.

To the ground floor the property hosts one of its three bedrooms. Being a good enough size to accommodate for a double bed and ample bedroom furniture. This floor also features the modern fitted bathroom. A fully tiled suite which includes a bath with mixer taps and shower above, wash hand basin and w/c.

To the lower ground floor, the home enjoys the other two bedrooms. The current seller uses one of the bedrooms as a lounge, which works well. Both bedrooms are double sized rooms, being a good enough size for ample bedroom furniture. This floor has a door which leads to the rear garden. A standout feature of this home is the converted cellar, now a practical and stylish study. With stairs leading down, the space has been fitted with electrical points and lighting, creating an ideal work-from-home environment. This versatile area adds valuable extra living space to the property.

The rear garden is a true highlight of this home, offering a generous lawned space leading to a detached garage with power and lighting. The garage is accessible via a side door or an up-and-over door at the rear. Off-road parking is available behind double gates, with further parking through the double gates, adjacent to the garage.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Please note: It is quite common for some properties to have a Ring doorbell and internal recording devices.

Property construction: Standard Parking: Drive & garage

Electricity supply: Mains Water supply: Mains Sewerage: Mains

Heating: Gas

(Purchasers are advised to satisfy themselves as to their suitability). **Broadband type**: See Ofcom link for speed: <u>https://checker.ofcom.org.uk/</u> **Mobile signal/coverage**: See Ofcom link <u>https://checker.ofcom.org.uk/</u> **Local Authority/Tax Band:** East Staffordshire Borough Council / Tax Band **Useful Websites:** <u>www.gov.uk/government/organisations/environment-agency</u> <u>www.eaststaffsbc.gov.uk</u> **Our Ref**: JGA/06032025

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Money Limited. Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. Inmaking that decision, you should know that wereceive on average £150 per referral. Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.



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