



£350,000

3 Bedroom Town House for sale  
17 Elms Road, Burton-on-Trent



**EweMove**  
SALES AND LETTINGS





## Overview

CALL 24/7 OR VISIT OUR EWEMOVE WEBSITE TO BOOK YOUR VIEWING. Situated in a prime location, this Victorian property really is something special and is packed with original features. The current owners have decorated the property with impeccable taste and have perfectly married the old with the new.



## Key Features

- STUNNING PERIOD PROPERTY
- Victorian Townhouse - Immaculately Presented
- Converted Cellar - Bedroom With En-suite / Annex / Home Business
- Stunning Mature Garden - Views Across Burton
- Private Driveway & Garage
- Call NOW 24/7 or book instantly online to View
- Wealth of Features Including Log Burner!
- Boarded Loft With Spiral Staircase
- Surrounded By Woodland & Riverside Walks
- Viewing Essential

















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Steps at the front of the property lead up to a raised front garden and the entrance door which takes you into a welcoming entrance hall. A door takes you through to the dining room with a feature fireplace and double doors opening into the living room with a log burner and a window seat where you can sit and relax taking in the view.

To the rear of the dining room is the kitchen. Having been recently re-fitted with a contemporary kitchen with wood effect worktops and benefiting from having an integrated eye level oven, halogen hob and dishwasher.

The outside door from the Kitchen leads to a private enclosed seating area. A further door takes you down to the converted cellar. This has cleverly been converted into an additional bedroom with an en-suite which could serve as an Annex or it would suit someone who works from home.



To the first floor you will find a spacious family bathroom with a freestanding bath with skylights overhead; the perfect place to relax! Plus there is a separate shower, sink & wc. There is a secret door in the bathroom.....where does it lead to?

Also on the first floor is the master bedroom spanning the front of the property and a second bedroom to the rear. On the landing there is a door, behind which you will find a spiral staircase which takes you up to a boarded loft space with two skylights. Whilst this is not done to building regulations it is a very usable space.



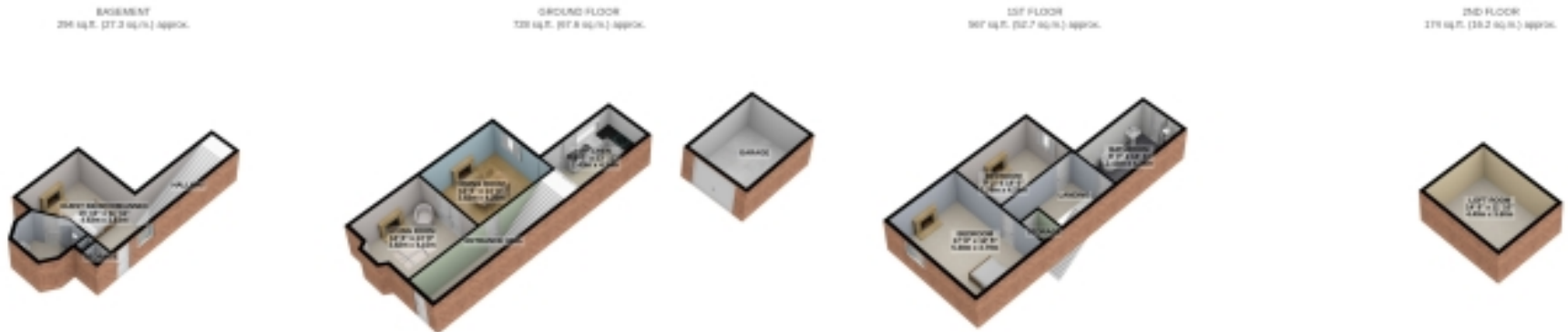
You will love the interesting, winding garden with mature shrubs and far reaching views across Burton and beyond You can even spot the Peaks on a clear day! Or why not take a seat with a glass of your favourite tippie out on the lovely terrace?

Externally, there is a private driveway to the side of the property leading to a detached single garage. Note that the two neighbours have pedestrian only access around the rear of the property.

Surrounded by woodland, there are excellent walks nearby including a bridal path leading to Tower Woods which has a children's play area and Stapenhill Gardens & Washlands are nearby. There are also some lovely walks near the River Trent. Stapenhill is within walking distance of a wide range of amenities and schools together with having excellent access to the A38 and A50.



# Floorplans



TOTAL FLOOR AREA: 1764 sq.ft. (163.8 sq.m.) approx.

For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale. Made with Metropix © 2022



# Floorplans

**BASMENT**  
254 SQ. FT. (23.6 SQ. M.) APPROX.



**GROUND FLOOR**  
727 SQ. FT. (67.1 SQ. M.) APPROX.



**1ST FLOOR**  
547 SQ. FT. (50.7 SQ. M.) APPROX.

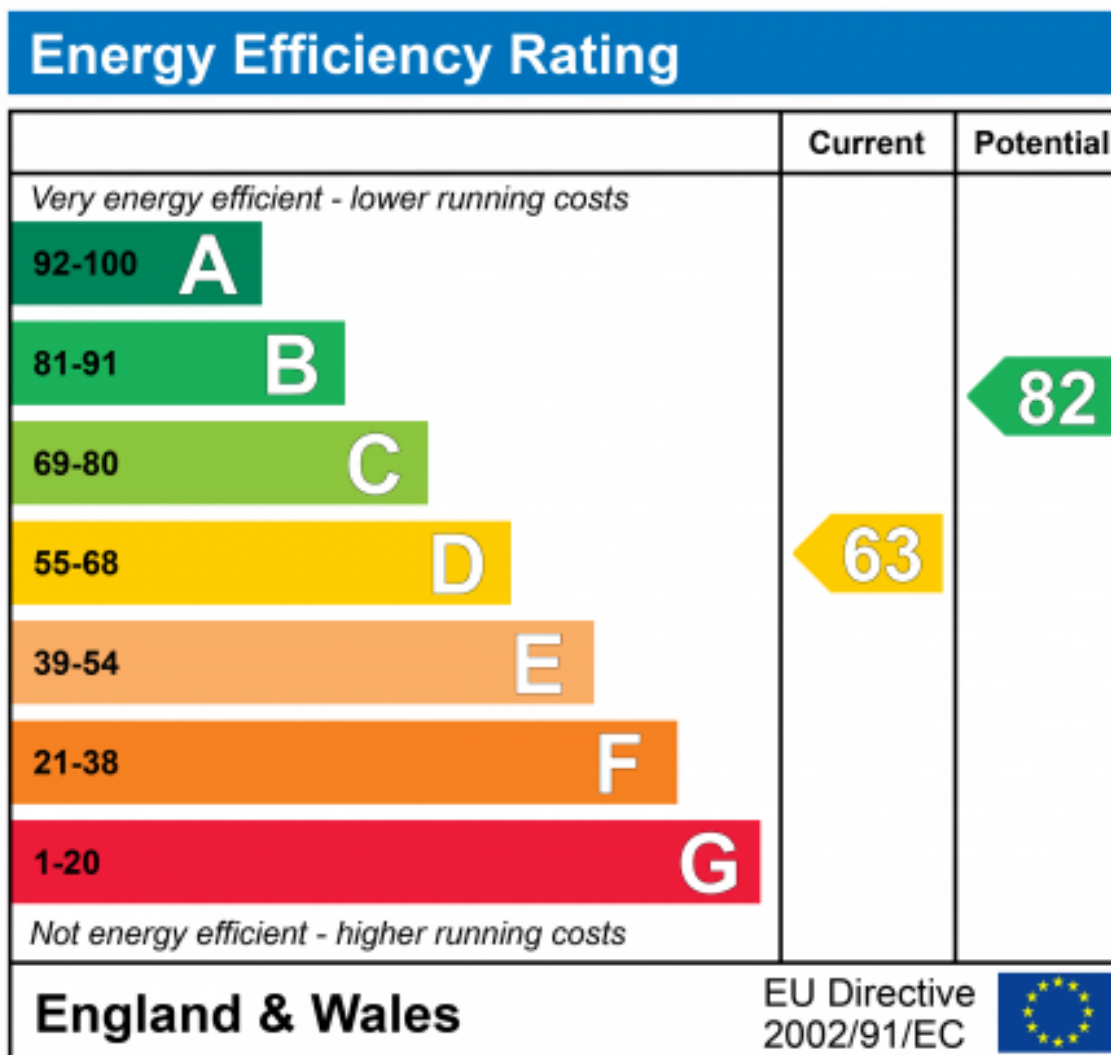


**2ND FLOOR**  
274 SQ. FT. (25.2 SQ. M.) APPROX.



TOTAL FLOOR AREA : 1764 sq.ft. (163.8 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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Marketed by EweMove Barton-Under-Needwood

01543 624118 (24/7)  
barton@ewemove.com

