



35 Tower Road
Burton-On-
Trent
DE15 0NH

Price £425,000

- Beautifully presented throughout
- Superb open plan, family, dining and kitchen area
- Lovely lounge
- Utility and cloakroom
- Principal bedroom with ensuite
- Three further bedrooms
- Attractive family bathroom
- Stunning gardens with summer house and wood store
- Mature residential favoured location

GENERAL INFORMATION

THE PROPERTY

Scargill Mann are delighted to bring to the market this beautifully presented traditional four bedroom semi detached residence set on the favoured Tower Road. This lovely home has spacious and flexible accommodation with lovely period style features in keeping with the properties age. The accommodation offers a light and spacious hallway, a cosy lounge, a study/playroom/occasional bedroom and a fabulous open plan family room, with dining and fitted kitchen with granite worktops. There is also a utility and cloakroom.

On the first floor is the principal bedroom with en suite shower room, two further double bedrooms, a single bedroom and a family bathroom. All are neutrally decorated with calming colours.

OUTSIDE

The garden is without a doubt a stunning feature of the property. The wonderfully maintained and presented garden offers great space for a family with shaped ornamental lawns and mature borders, A summer house and tool shed. A log store and a further kitchen garden also suitable as a play area for children with mature trees and lawn.





LOCATION

Tower Road is a mature residential area on the outskirts of Burton upon Trent which is always popular with families. There are ample walks, easy access to Burton upon Trent's town centre and schooling at all ages is available close by.

ACCOMMODATION

Two glazed double doors open through to storm porch.

STORM PORCH

1.89m x 0.74m (6'2" x 2'5")

Has attractive period style flooring and entrance door which is a hand made period style door with leaded light windows and leaded light surrounds and opens through to main hallway.

HALLWAY

1.88m x 4.16m (6'2" x 13'7")

Has period style tiling, door to lounge, door to kitchen, stairs to first floor and a further door through to study, ceiling light point and radiator.

LOUNGE

3.94m into chimney x 3.65m exc bay window (12'11" into chimney x 11'11" exc bay window)

An attractive room and has a bay window to the front aspect, raised tiled hearth with multi fuel burner inset and Oak mantle, coving to ceiling and wood effect flooring,

SUPERB OPEN PLAN KITCHEN/DINING AREA

SITTING AREA

2.84m min 3.76m max x 5.97m (9'3" min 12'4" max x 19'7")

Has a fully glazed door with glazed side panels out onto the rear patio area, solid Oak flooring, coving to ceiling, ceiling light point and a wide opening through to the dining kitchen.

DINING KITCHEN

4.99m x 3.30m (16'4" x 10'9")

Superbly fitted with a range of base cupboards and coordinating wall mounted cabinets, Granite worktops are inset with a stainless steel sink with mixer taps, range style stove gas cooker, space

for dishwasher, ample space for dining room table and chairs, windows looking out to the garden, further window looking out to the side patio and French doors leading out into the garden. Natural day light is further added by two Velux windows and recessed ceiling down lights.

UTILITY

2.37m x 2.44m (7'9" x 8'0")

Is fitted with a range of base cupboards and matching wall mounted cabinets, Oak butcher block work tops are inset with a stainless steel sink and mixer taps, there is space for washing machine, tumble dryer and fridge or freezer, a door leads through to the side aspect, there is a window to the side and a further door opens through into the cloakroom.

CLOAKROOM

1.34m x 1.76m (4'4" x 5'9")

An obscure window to the side aspect, tiled floor, radiator, ceiling light point and is equipped with a W.C. and wall mounted hand wash basin with attractive tiled splashbacks. There is a very useful



built in storage area ideal for boots and shoes with shelves over and a further cupboard ideal for a Hoover and which also houses the electric meter.

STUDY/OCCASIONAL BEDROOM

2.27m x 3.56m depth (7'5" x 11'8" depth)
Has a window to the front aspect, radiator, lime wash pine floorboards, coving to ceiling and ceiling light point.

FIRST FLOOR

LANDING

Has a loft access point, ceiling light point, radiator and all doors lead off.

MASTER BEDROOM

2.47m x 5.43m (8'1" x 17'9")
Has a window to the rear aspect, highline window to the side aspect, coving to ceiling, period style radiator, ceiling light point, wood effect flooring and is fitted with a range of built in wardrobes which provide hanging space and shelving, a door leads though to the en suite shower room.



EN SUITE SHOWER ROOM

2.27m width x 2.02m (7'5" width x 6'7")
Is equipped with a large walk in tiled shower with period style taps and glazed screen, vanity unit with hand wash basin and W.C., there is an obscure window the front aspect, period style radiator, ceiling light point and recessed glass display area.

BEDROOM TWO

3.79m to window x 3.69m (12'5" to window x 12'1")
This lovely light room has wood effect flooring, a window looking out over the rear garden, wardrobes, coving to ceiling, ceiling light point and radiator.

BEDROOM THREE

3.67m to window x 3.38m to chimney (12'0" to window x 11'1" to chimney)
Has a window to the front aspect, radiator, wardrobes, ceiling light point and coving to ceiling.

BEDROOM FOUR

2.14m x 2.67m (7'0" x 8'9")
Has a window to the front aspect, radiator and ceiling light point.



FAMILY BATHROOM

2.13m x 1.95m to window (6'11" x 6'4" to window)
Is fitted with a W.C., pedestal hand wash basin with period style taps, panelled bath with period style taps and shower attachment, there are attractive sub tile surrounds, window to the rear aspect, chrome heated towel rail and recessed ceiling down lights.

OUTSIDE

The property sits behind a Laurel hedge with attractive box hedging with mature shrubs and flower beds, a tarmac driveway provides ample parking, a paved path leads down the side of the property into the rear garden which is a lovely feature of the property with paved patio areas, shaped lawns with herbaceous beds with mature planting, box hedging, garden store a great summer house for entertaining with a further storage area and a picket fence with gate which leads through to an area suitable for a kitchen garden or a children's play area.

TENURE

FREEHOLD - Our client advises us that the property is freehold. Should you proceed with the



purchase of this property this must be verified by your solicitor.

COUNCIL TAX BAND

East Staffordshire Borough Council- Band C

CONSTRUCTION

Standard Brick Construction

BROAD BAND SPEEDS

<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

CURRENT UTILITY SUPPLIERS

Gas - Octopus Energy

Electric - Octopus Energy

Water - Mains

Sewage - Mains

Broadband supplier - EE

CONDITION OF SALE

These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of a contract. All measurements are estimates. All electrical and gas appliances included in these particulars have not been tested. We would strongly recommend

that any intending purchaser should arrange for them to be tested by an independent expert prior to purchasing. No warranty or guarantee is given nor implied against any fixtures and fittings included in these sales particulars.

SCHOOLS

<https://www.staffordshire.gov.uk/Education/Schoolsandcolleges/Find-a-school.aspx>

<https://www.derbyshire.gov.uk/education/schools/school-places/normal-area-school-search/find-your-normal-area-school.aspx>

<http://www.derbyshire.gov.uk/>

FLOOD DEFENCE

We advise all potential buyers to ensure they have read the environmental website with regards to flood defence in the area.

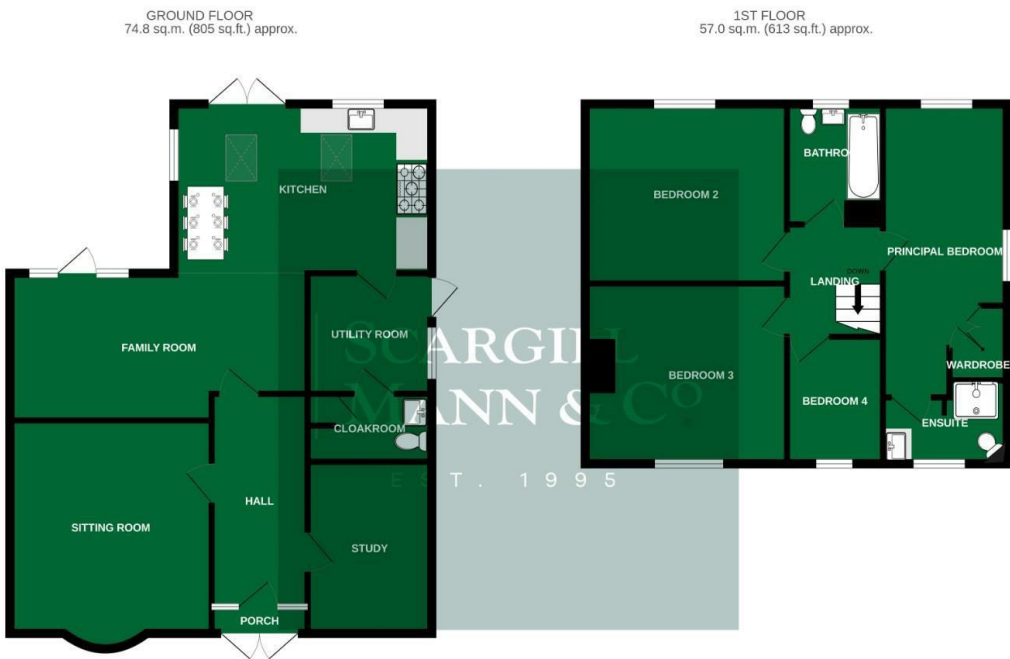
<https://www.gov.uk/check-long-term-flood-risk>

<https://www.gov.uk/government/organisations/environmental-agency>

<http://www.gov.uk/>

VIEWING

Strictly by appointment through Scargill Mann & Co (ACB/JLW 06/2024) A



TOTAL FLOOR AREA: 131.8 sq.m. (1418 sq.ft.) 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C	69	
(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	