



14a Tower Road, Burton-on-Trent



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Guide price £370,000



Key Features

- Detached Home
- Well Presented Accommodation
- Envious Location
- Two Reception Rooms
- Four Bedrooms
- En-Suite Facilities
- EPC rating D
- Freehold





Tower Road is a prime residential location being a 'no through' road on the outskirts of Burton. Occupying a mature, established and well stocked plot, and being set back well from the road, the property enjoys a good degree of privacy with far reaching views to the rear. In brief the accommodation comprises: - entrance hall, lounge, dining room, good sized kitchen, rear porch, utility room and cloak room. On the first floor there is a master bedroom with en-suite, three further bedrooms and bathroom. Externally there is a long fore garden with a driveway giving access to the integral garage and to the rear is a well established and well tended garden.

Accommodation In Detail

Upvc entrance door with adjacent window opening into

Reception Hall

having recessed ceiling lighting, black and white tiled floor and spindled staircase to first floor with storage space under.

Lounge 5.00m x 3.77m (16'5" x 12'5")

having oak wood effect flooring, large bay window to front elevation, coving to ceiling, three wall light points, part glazed bi-fold doors opening into the dining room and ornate Victorian style fireplace with marble surrounds and slate hearth housing a coal effect gas fire.

Dining Room 3.63m x 3.34m (11'11" x 11'0")

having patio door to rear elevation, coving to ceiling, two wall light points and oak wood effect flooring,

Kitchen 4.34m x 3.11m (14'2" x 10'2")

having ceramic tiling to floor, central feature, modern enamel sink with mixer tap inset into rolled edged work top, beech wood cupboards and drawers, matching wall mounted units, integrated fridge, freezer and dishwasher, under cupboard

lighting, five ring gas hob with extractor canopy over, double oven, recessed ceiling lights and dresser unit with glazed doors and pull out storage baskets.

Rear Porch

having Upvc door to side elevation.

Utility Room 2.24m x 1.80m (7'4" x 5'11")

having concealed boiler, Belfast sink with mixer tap and window to rear elevation.

WC

having tiling to floor, wash basin with cupboard under, wc, one central heating radiator and recessed ceiling lights.

On The First Floor

Landing

having recessed ceiling lights.

Bedroom One 3.57m x 3.42m (11'8" x 11'2")

having recessed ceiling lights, wood effect laminate flooring and air-conditioning unit (not tested).

En-Suite

having wood effect flooring, corner shower cubicle, wc, wash basin with cupboard under, ladder style radiator and tiling to walls.

Bedroom Two 2.37m x 2.52m (7'10" x 8'4")

having one central heating radiator and window to front elevation.

Bedroom Three 3.36m x 3.65m (11'0" x 12'0")

having one central heating radiator and window to rear elevation.

Bedroom Four 5.20m x 2.40m (17'1" x 7'11")

having one central heating radiator, window to front elevation and built-in wardrobes with mirror fronted doors.



Bathroom

having three piece white suite comprising bath with electric shower over, wc, wash basin set into vanity unit, beech wood effect flooring, ladder style radiator and recessed ceiling lights.

Garage 5.27m x 2.41m (17'4" x 7'11")

having door to front.

Outside

To the front of the property is a block paved driveway providing ample car-standing/turning and leads to the garage. There is a well established, ornamental garden to the front. To the rear is a pleasant enclosed garden, laid to lawn with established trees and shrubs together with a patio area.

Services

All mains services are believed to be connected to the property.

Measurement

The approximate room sizes are quoted in metric. The imperial equivalent is included in brackets.

Tenure

Freehold - with vacant possession upon completion. Newton Fallowell recommend that purchasers satisfy themselves as to the tenure of the property and we would recommend that they consult a legal representative such as a Solicitor appointed in their purchase.

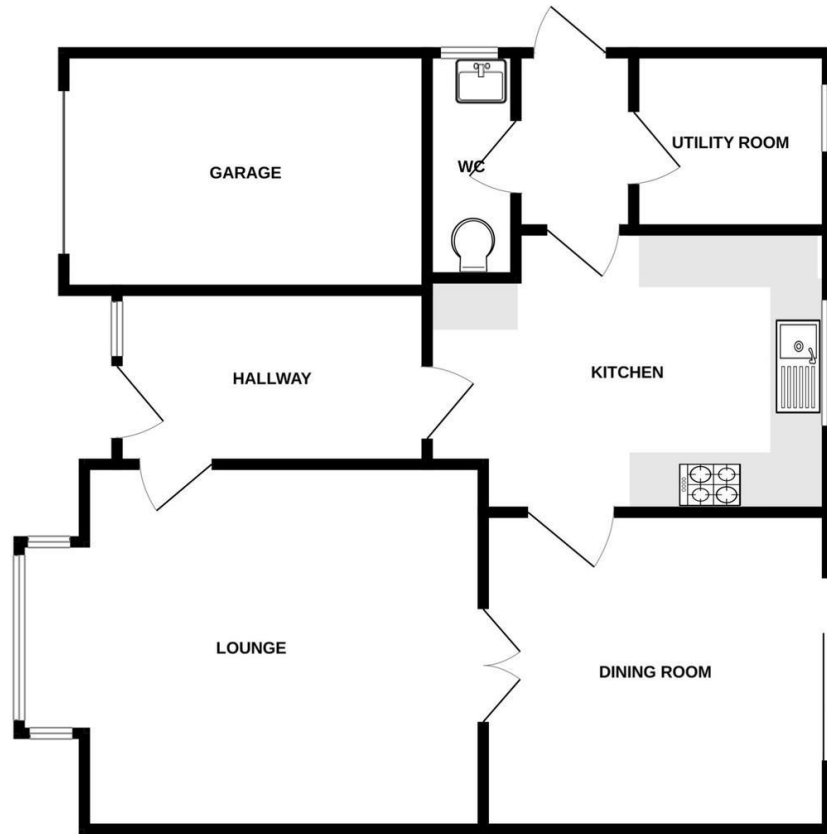
Note

The services, systems and appliances listed in this specification have not been tested by Newton Fallowell and no guarantee as to their operating ability or their efficiency can be given.

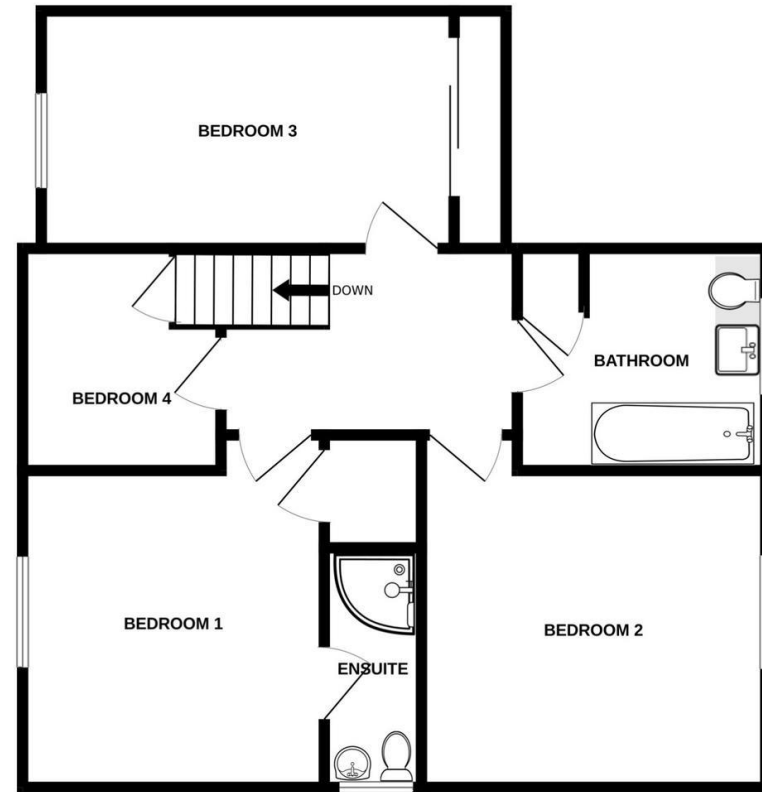




GROUND FLOOR
707 sq.ft. (65.6 sq.m.) approx.



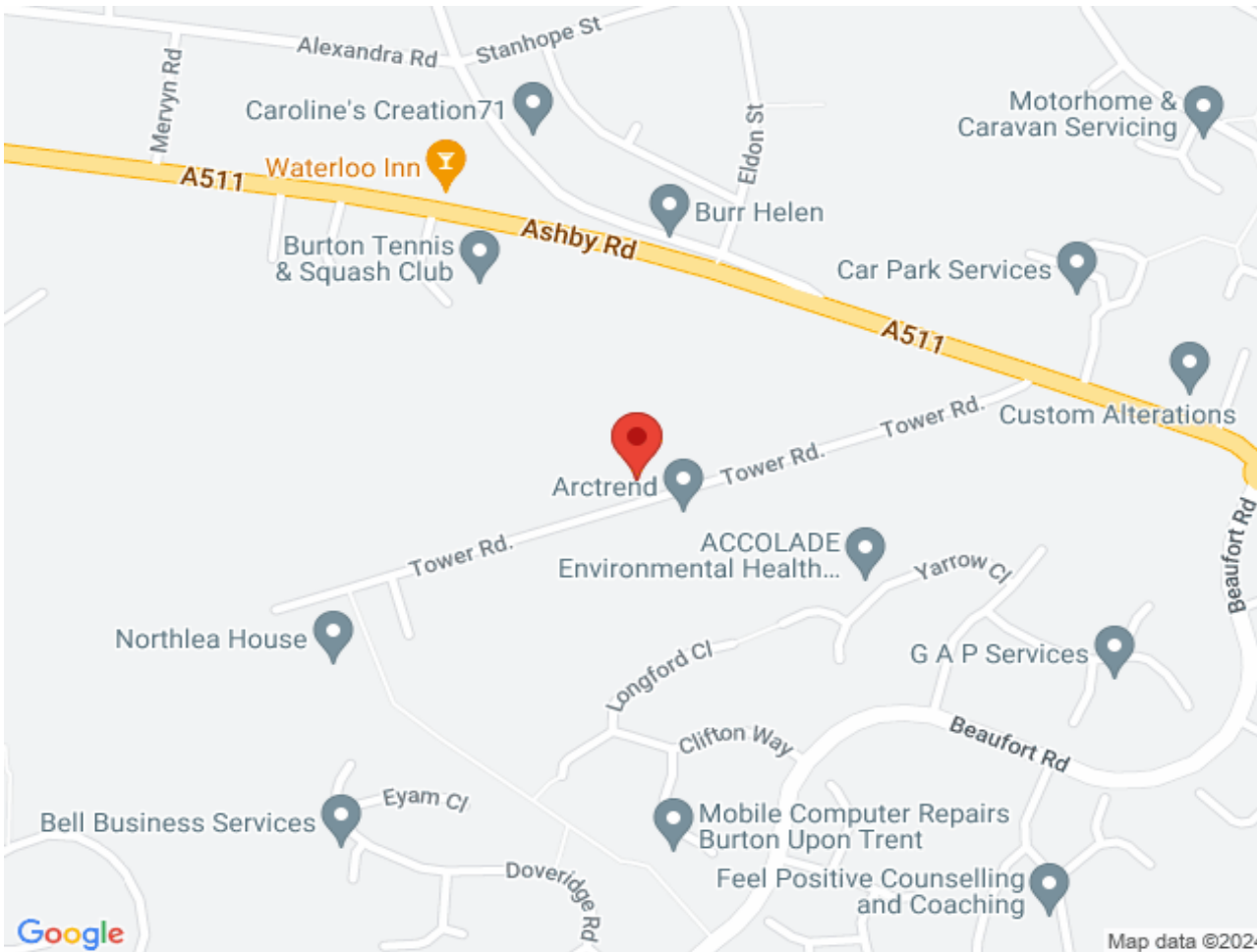
1ST FLOOR
556 sq.ft. (51.7 sq.m.) approx.



TOTAL FLOOR AREA : 1263 sq.ft. (117.3 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		81
(69-80)	C		
(55-68)	D	62	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Address: