



Beamhill Road, Anslow,
Burton-on-Trent



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Guide price £500,000



Key Features

- Substantial Detached Bungalow
- Envable Semi Rural Setting
- Far Reaching Open Aspects To The Rear
- Attractive & Generous Plot
- Impressive & Spacious Accommodation
-
- EPC rating D
- Freehold





A substantial detached bungalow with an overall floor area approaching 1900 sq ft (175 sq m). The property is situated in a prime location on the outskirts of Burton upon Trent and enjoys far reaching open aspects to the north across open countryside. This home is further complemented by an established plot with extensive parking to the front and side and mature gardens to the rear. Internally the property offers well proportioned rooms which in brief comprises: - reception hall, open plan dining kitchen, sitting room, lounge, four bedrooms and a well appointed bathroom. The property also benefits from a large double garage and a substantial shed/workshop.

Accommodation In Detail

Part glazed entrance door opening into:

Entrance Porch

having wood effect laminate flooring and glazed door leading into:

Entrance Hall

having wood effect laminate flooring, one central heating radiator, coving to ceiling, access to two bedrooms, living room and dining kitchen.

Dining Kitchen

featuring:

Dining Area 3.42m x 4.22m (11'2" x 13'10")

having oak wood effect laminate flooring, one central heating radiator, part glazed door to reception hall, coving to ceiling, archway opening to the inner hallway and a further opening to:

Kitchen Area 2.21m x 4.22m (7'4" x 13'10")

having acrylic sink with mixer tap set into worktop with tiled splashback, range of oak fronted base cupboards with drawers, matching wall mounted units, appliance space for fridge and range style cooker with extractor canopy over, oak wood effect

laminate flooring, Upvc glazed door to rear elevation and two windows to rear elevation.

Sitting Room 3.51m x 5.89m (11'6" x 19'4")

having marble fireplace housing an open fire set on marble hearth, one central heating radiator, coving to ceiling, part glazed doors to hall and kitchen, window to rear elevation and part glazed door leading to:

Lounge 5.63m x 5.35m (18'6" x 17'7")

having engineered oak wood flooring, coving to ceiling, centre ceiling rose, Upvc double doors opening out to the rear patio and door to garage.

Bedroom One 3.17m x 3.18m (10'5" x 10'5")

having one central heating radiator, window to front elevation and a range of fitted furniture comprising part glazed deep wardrobe, drawers, eye level double wardrobe and a further single wardrobe.

Bedroom Two 3.17m x 3.19m (10'5" x 10'6")

having one central heating radiator and window to front elevation.

Inner Hallway

having fitted wall light point and access to:

Bedroom Three 3.97m x 3.36m (13'0" x 11'0")

having one central heating radiator, wood effect laminate flooring, three wall light points and window to front elevation.

Bedroom Four 3.35m x 4.34m (11'0" x 14'2")

having one central heating radiator, two wall light points and windows to the rear and side elevation.

Bathroom 2.36m x 4.09m (7'8" x 13'5")

having corner bath with chrome mixer tap and tiled surrounds, wc, wash basin, large walk-in shower, window to side elevation, tiling to floor, cornice detail to ceiling and two wall mounted radiators/towel rails and feature lighting.



Garage 5.39m x 6.71m (17'8" x 22'0")

having twin roller doors to front, personnel door to side and loft area with window to front and side.

Outside

The property is bounded from the road via an established hedgerow and a block paved driveway which provides extensive parking and leads to the double garage. There is also a lawned area to the front and to the rear there is a patio area extending the full width of the property with a balustraded paved area. A short flight of steps lead to the established garden area with a patio/decking area. The gardens are laid to lawn with a variety of established plants and shrubs and bounded by hedgerows. There is a greenhouse, brick built shed/workshop and a large stable/loosebox (negotiable).

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

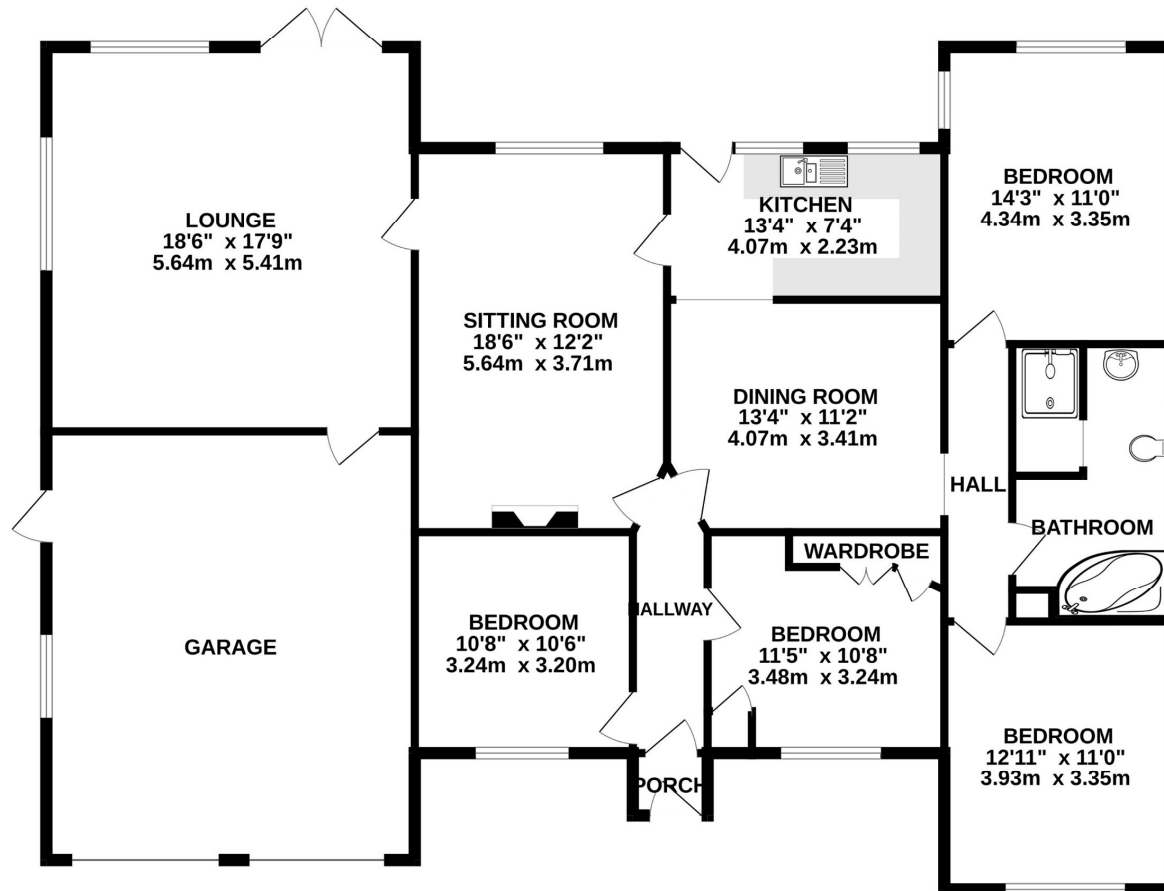
Freehold - with vacant possession upon completion. Newton Fallowell recommend that purchasers satisfy themselves as to the tenure of the property and we would recommend that they consult a legal representative such as a Solicitor appointed in their purchase.

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.



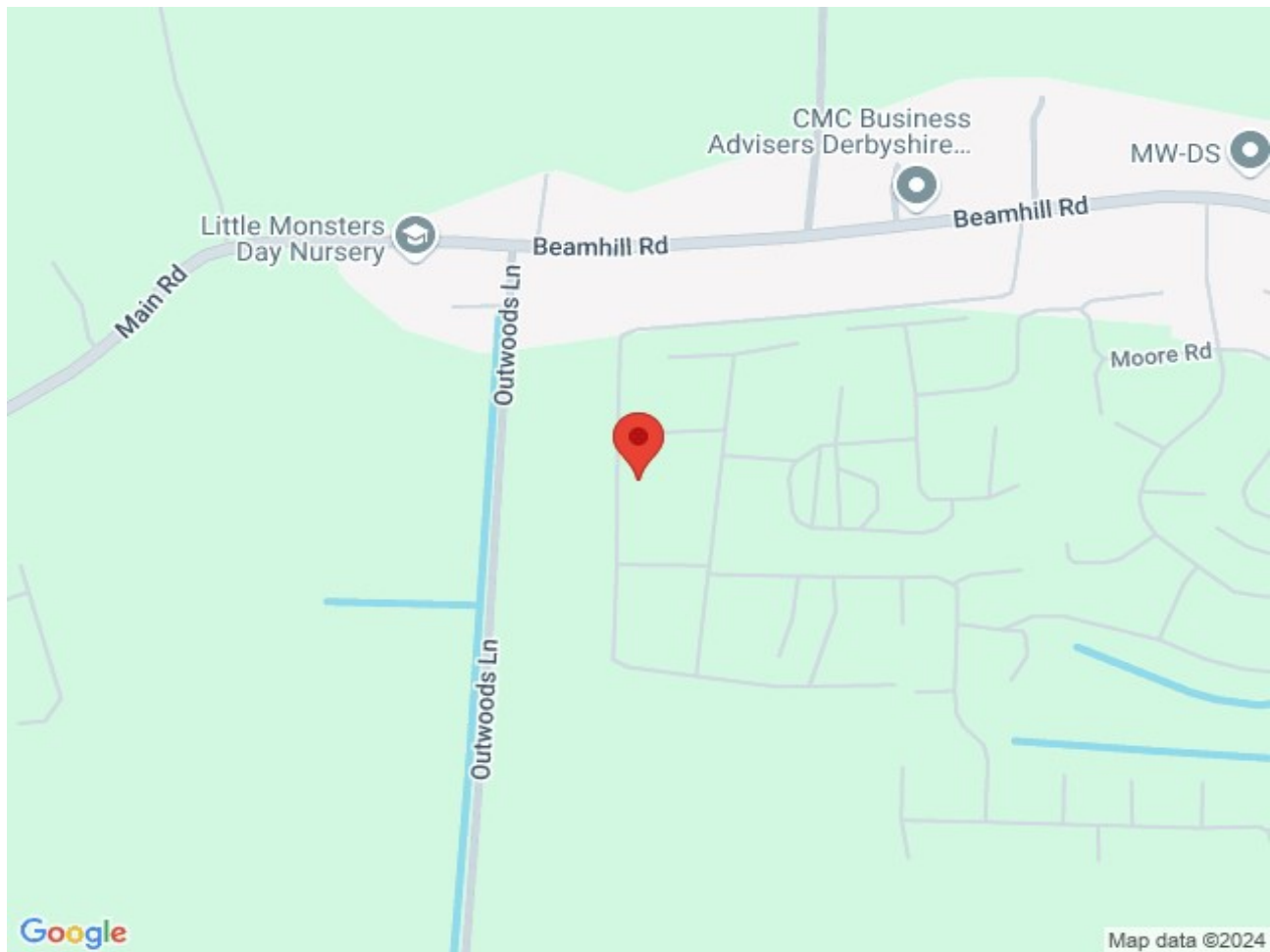
GROUND FLOOR
1891 sq.ft. (175.7 sq.m.) approx.



TOTAL FLOOR AREA : 1891 sq.ft. (175.7 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+) A		
(81-91) B		
(69-80) C		76
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
www.epc4u.com		

