



Beaconsfield Road, Horninglow,  
Burton-on-Trent



Guide price £200,000



## Key Features

- Three Bedroomed Semi Detached Home
- No Upward Chain
- Two Reception Rooms
- Extended Kitchen
- Good Sized Garage & Off Road Parking
- Good Sized Rear Garden
- EPC rating D
- Freehold





Newton Fallowell are pleased to be able to offer for sale this good sized three bedroomed semi detached property with no upward chain. The property benefits from being extended and offers good internal accommodation which in brief comprises: - entrance hall, lounge, dining room, kitchen and on the first floor a landing leads to three bedrooms and family bathroom. The property also benefits from a large garage and good sized plot. Viewings are highly recommended.

### Accommodation In Detail

Frosted glazed wooden door leading to:

### Entrance Hall

having staircase rising to first floor, one central heating radiator, BT point and wooden frosted windows to front and side elevations.

### Lounge 3.84m x 3.73m (12'7" x 12'2")

having electric fire with tile hearth and wooden surround, tv aerial point, built-in understairs storage, one central heating radiator and wooden double glazed floor to ceiling window to front elevation.

### Dining Room 4.83m x 3.01m (15'10" x 9'11")

having built-in storage cupboard, two central heating radiators, Upvc double glazed patio doors leading out to rear garden and Upvc double glazed door leading out to the rear garden.

### Kitchen 3.98m x 2.16m (13'1" x 7'1")

having range of base and wall mounted units, roll top laminate work surface, composite sink with chrome fittings, space for washing machine, oven and fridge freezer, overhead extractor, tiled splashback, upright wall mounted central heating radiator, Upvc double glazed window to rear elevation and Upvc frosted double glazed door to rear.

### On The First Floor

### Landing

having access to loft space.

### Master Bedroom 2.91m x 3.73m (9'6" x 12'2")

having one central heating radiator and wooden double glazed window to front elevation.

### Bedroom Two 2.91m x 3.05m (9'6" x 10'0")

having one central heating radiator and wooden double glazed window to rear elevation.

### Bedroom Three 1.8m x 2.8m (5'11" x 9'2")

having tv aerial point, one central heating radiator and wooden double glazed window to front elevation.

### Bathroom 2.01m x 1.65m (6'7" x 5'5")

having low level wc, pedestal wash basin with brass fittings, bath with brass fittings and electric shower over, fully tiled, extractor fan, one central heating radiator and frosted double glazed wooden window to rear elevation.

### Outside

To the front of the property is a good sized fore garden with a double width driveway providing parking for two vehicles. There is side access which also houses the garden shed and leads to the rear. The rear garden is paved on the first level then down to the lower level where there is a decorative pergola.

### Garage 4m x 4.56m (13'1" x 15'0")

having electric roller shutter door and providing lots of storage.

### 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.

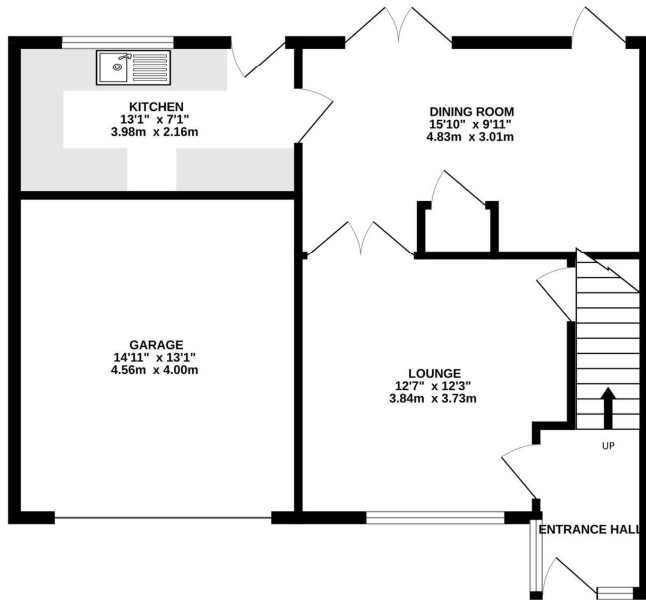
### Tenure

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.

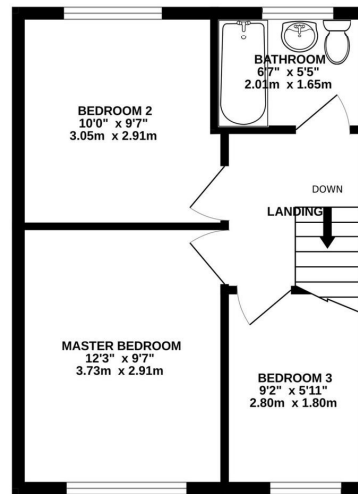
### Note

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  
660 sq.ft. (61.4 sq.m.) approx.



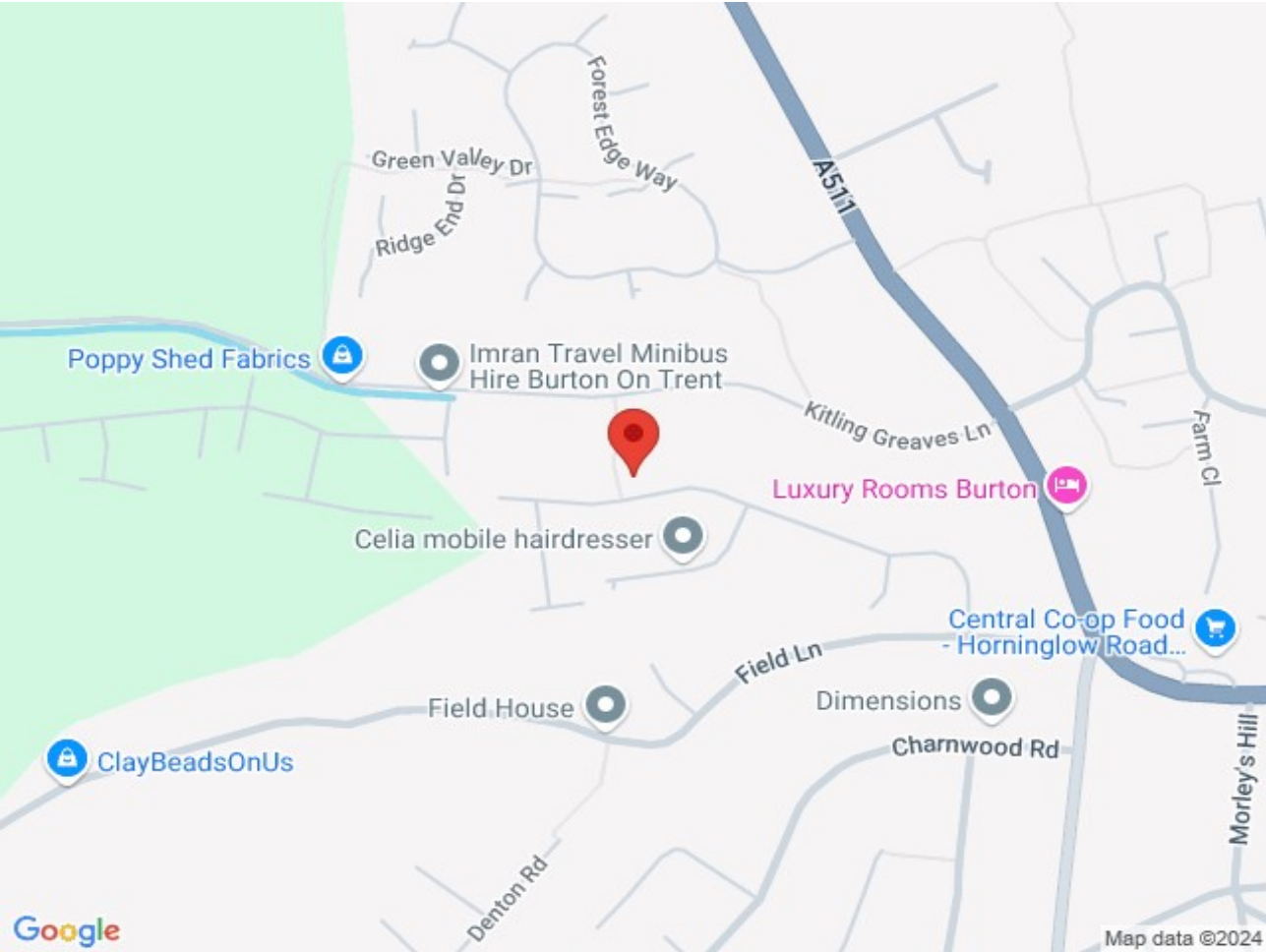
1ST FLOOR  
354 sq.ft. (32.9 sq.m.) approx.



TOTAL FLOOR AREA : 1014 sq.ft. (94.2 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		81
(55-68) D	66	
(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		