



Alexandra Road, Burton-on-Trent



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Guide price £290,000



Key Features

- Superb Detached Family Home
- Convenient For Location Amenities & Facilities
- Good Sized Corner Plot
- Landscaped Gardens
- Well Presented Throughout
- Three Bedrooms
- EPC rating C
- Freehold





An exceptionally well presented detached family home in this prominent and convenient residential location. Situated close to local facilities and amenities and within approximately 1 mile of Burton town centre the property offers impressive accommodation appointed very well throughout. In brief the accommodation comprises: - reception hall, lounge, good sized dining kitchen, utility room/cloak room and on the first floor a landing leads to three good sized bedrooms and bathroom. Externally the property is complemented by a good sized corner plot which has been very well tended with a significant variety of plants and shrubs.

Accommodation In Detail

Part glazed entrance door leading to:

Reception Hall

having concealed radiator, tiling to floor and staircase rising to first floor.

Lounge 6.15m x 3.27m (20'2" x 10'8")

having marble fireplace and matching hearth housing electric fire, one central heating radiator and windows to front, rear and side elevations.

Dining Kitchen

featuring

Kitchen Area 4.66m x 2.4m (15'4" x 7'11")

having stainless steel sink with mixer tap set into a granite effect worktop with tiled surrounds, range of high gloss fronted base cupboards and drawers, matching eye level units, integrated appliances, built-in twin ovens, five ring gas hob, recessed ceiling lights, wood effect laminate flooring, windows to front elevation and one central heating radiator.

Dining Area 3.4m x 2.77m (11'2" x 9'1")

having wood effect laminate flooring, understairs store cupboard, window to rear elevation and French doors opening out to the rear garden.

Cloak Room/Utility

having wc, pedestal wash basin, plumbing for washing machine and window.

On The First Floor

Landing

leading to:

Bedroom One 3.44m x 2.51m (11'4" x 8'2")

having wood effect laminate flooring and one central heating radiator.

Bedroom Two 3.21m x 3.34m (10'6" x 11'0")

having one central heating radiator and windows to front and side elevations.

Bedroom Three 3.26m x 2.65m (10'8" x 8'8")

having one central heating radiator and window to rear elevation.

Bathroom

having white suite comprising bath, wash basin set into vanity unit with drawers under, wc, separate shower cubicle, vertical towel rail/radiator, recessed ceiling lights, tiling to walls and window to rear elevation.

Outside

To the front of the property is a block paved driveway adjacent to which are formal gardens with a variety of shrubs and plants. The gardens extend to the side of the property where there is a fence and gateway leading to the rear. The garden to the rear is an impressive feature with a substantial variety of plants and shrubs together with hard standing areas, patio areas, lawn and ornate fishponds.



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.

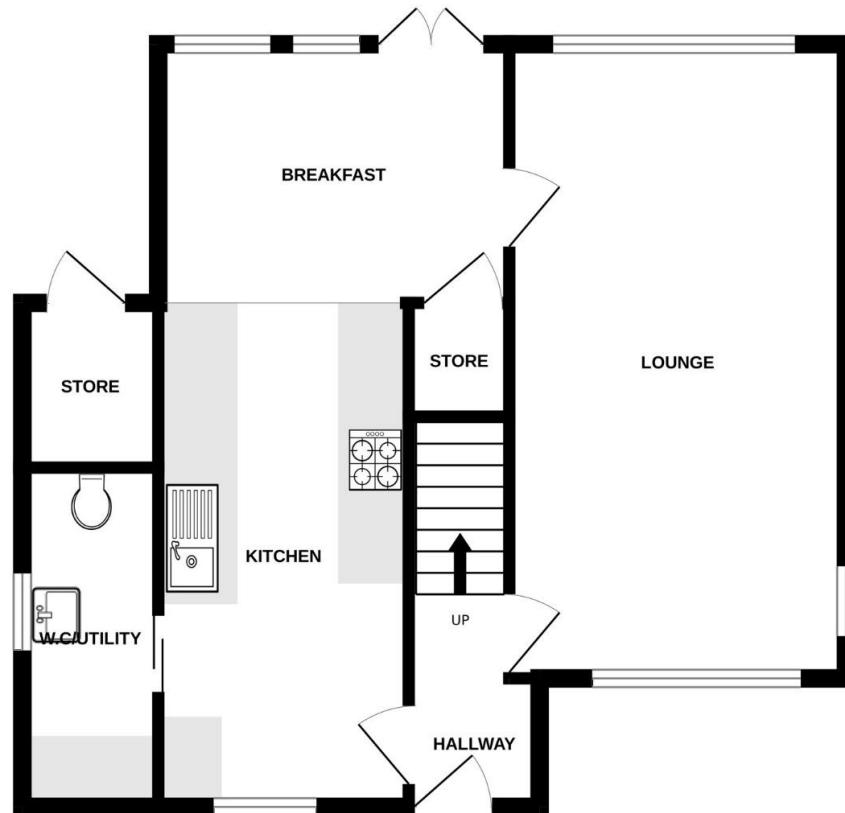
Note

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.

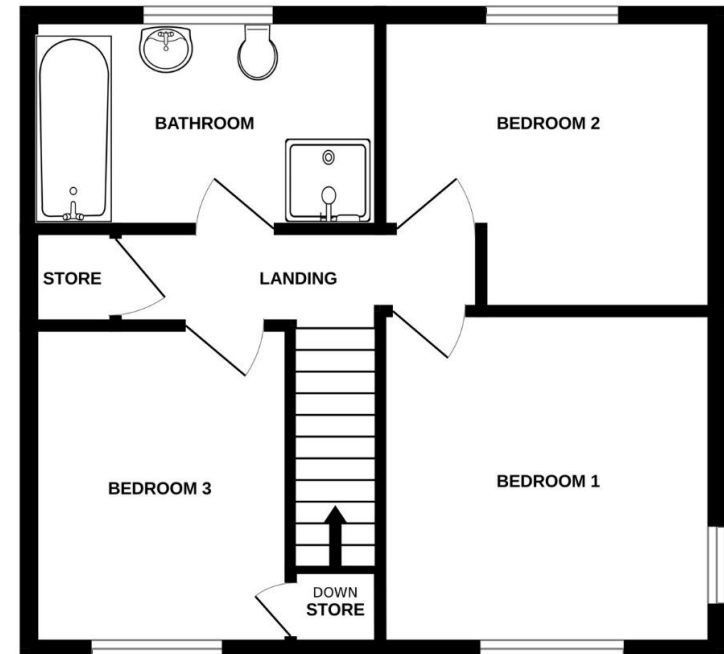




GROUND FLOOR
564 sq.ft. (52.4 sq.m.) approx.



1ST FLOOR
445 sq.ft. (41.3 sq.m.) approx.



TOTAL FLOOR AREA : 1009 sq.ft. (93.7 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		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
WWW.EPC4U.COM		