



Tower Road, Burton-on-Trent



Guide price £475,000



Key Features

- Individual Detached Bungalow Residence
- Highly Regarded Residential Location
- Quality Double Glazing & Gas Fired Central Heating
- Fabulous Grounds Extending To Over One Third Of An Acre/0.15 Hectare
- Three Reception Rooms
- Three Double Bedrooms
- EPC rating D
- Freehold





Standing within a plot in excess of a third of an acre/0.15 hectare this fabulous individual detached bungalow is situated in one of the most highly regarded areas within Burton upon Trent. The home has been extremely well maintained by the long standing current owners and the property offers both well laid out and superbly appointed living space which is approached by an impressive gated entrance. The centrally heated and double glazed home in brief comprises: - entrance lobby, grand reception hall, elegant main living room, dining room with further entrance foyer off, fabulous high end fitted kitchen with sun room/utility off, there are three impressive double bedrooms together with well appointed bathroom and two separate guest cloaks. Outside are impressive grounds surrounding the property which feature both shaped lawns, patio areas, herbaceous borders, shrubs and flowerbeds. The gated entrance to Tower Road provides access to a sweeping driveway providing hard standing space for numerous vehicles, there is also a large carport and substantial garage with workshops off.

Accommodation In Detail

Main Entrance

having double pitched pine entrance doors with obscure double glazed top lights leading to:

Entrance Lobby

having oak block flooring, fitted coat hooks, inset coconut matting and multi panelled entrance door leading to:

Reception Hall 4.27m x 3.61m (14'0" x 11'10")

having Herringbone patterned oak block flooring, two central heating radiators, fitted dado rail, stepped moulded coving to ceiling, centre ceiling rose, fitted wall light points, hardwood double glazed window to front elevation and thermostatic control for central heating.

Impressive Elegant Reception Room 4.14m x 4.83m (13'7" x 15'10")

having semi circular bay window to front elevation, leaded hardwood double glazed window to side elevation, one double central heating radiator, one semi circular radiator, ornate mahogany fireplace with marble inset and hearth together with fitted Living Flame gas fire, egg and dart fitted dado rail and fitted wall light points.

Dining Room 3.84m x 4.14m (12'7" x 13'7")

having Herringbone patterned Amtico light oak effect flooring, fitted dado rail, fitted picture rail, coving to ceiling, centre ceiling rose, feature pine fireplace with cast iron inset together with tiled reliefs surmounted on black slate hearth and Living Flame gas fire, two double central heating radiators and multi panel glazed double doors leading through to

Side Entrance Foyer 2.87m x 1.17m (9'5" x 3'10")

having hardwood leaded double glazed units, half obscure leaded and stain glazed entrance door and ceramic tiling to floor.

Breakfast Kitchen 2.74m x 4.14m (9'0" x 13'7")

having an extensive array of cream fronted base and eye level units with complementary black marble working surfaces with iridescent flecks, stainless steel sink and draining unit, fitted extractor hood, fitted gas cooker point, concealed under unit lighting, one central heating radiator, hardwood leaded double glazed windows to side and rear elevations, fitted pine effect Karndean stripped flooring, digital central heating time control, integrated fridge/freezer and dishwasher.

Rear Utility/Entrance 2.92m x 2.95m (9'7" x 9'8")

having Terrazzo tiling to floor, plumbing for automatic washing machine, range of white fronted base and wall mounted units, full height broom cupboard, one double central heating radiator, oak double glazed door to rear elevation and polycarbonate panelling to roof.



Master Bedroom 4.14m x 4.39m (13'7" x 14'5")

having hardwood leaded double glazed picture window to front elevation, hardwood leaded double glazed optical window to side elevation, coving to ceiling, fitted picture rail and two central heating radiators.

Bedroom Two 3.07m x 4.17m (10'1" x 13'8")

having one central heating radiator, hardwood leaded double glazed window to side elevation and fitted picture rail.

L-Shaped Inner Hallway

having access to loft space and one central heating radiator.

Bedroom Three

having hardwood leaded double glazed window to rear elevation, hardwood double glazed optical window to side elevation, range of two double built-in wardrobes together with kneehole dressing table with drawers to either side, two central heating radiators and fitted picture rail.

Separate WC

having contemporary suite comprising low level wc with concealed cistern and push button flush, vanity wash hand basin with cupboards under, hardwood leaded double glazed window to rear elevation, fitted meter cupboard and heated ladder towel radiator.

Second Separate WC

having modern fittings featuring low level push button wc, fitted dado rail, obscure glazed window to rear elevation and fitted Amtico marble effect flooring.



Bathroom 2.59m x 2.18m (8'6" x 7'2")

having modern four piece white suite comprising panelled bath, quadrant shower enclosure with thermostatically controlled shower, vanity wash basin with range of cupboards, low level wc with concealed cistern. heated chrome ladder towel radiator, extensive tiling throughout, obscure glazed window to side elevation, low intensity spotlights to ceiling and coving to ceiling.

Outside

The property is accessed via an impressive entrance with brick pillars and wrought iron work to the front. Double wrought iron gates lead to a sweeping tarmac driveway which in turn leads to a large covered carport area providing covered space for two vehicles and subsequently leads to an over-sized detached garage. Predominantly the main garden area is to the side of the property but fronts Tower Road and features well maintained landscaped gardens featuring shaped lawns, herbaceous borders, flowerbeds and shrubs, there are a number of mature trees including Acer and flowering Cherry trees. In particular are of note is the rear area which is extensively hard landscaped for ease of maintenance which in turn leads to a useful brick built workshop. To the rear of this is a further useful store and summer house. There is large vegetable gardens and formal gardens with pathways and ornamental shrubbed borders. The garden in total extends to a third of an acre/0.15 hectare.

Large Detached Garage 5.79m x 6.48m (19'0" x 21'4")

having windows to side and rear elevations, up and over garage door, electric light and power supply.

Workshop

This area having electric light and power and features a good range of fitted chestnut fronted base and eye level units, this area is thought to be of use to somebody working from home.

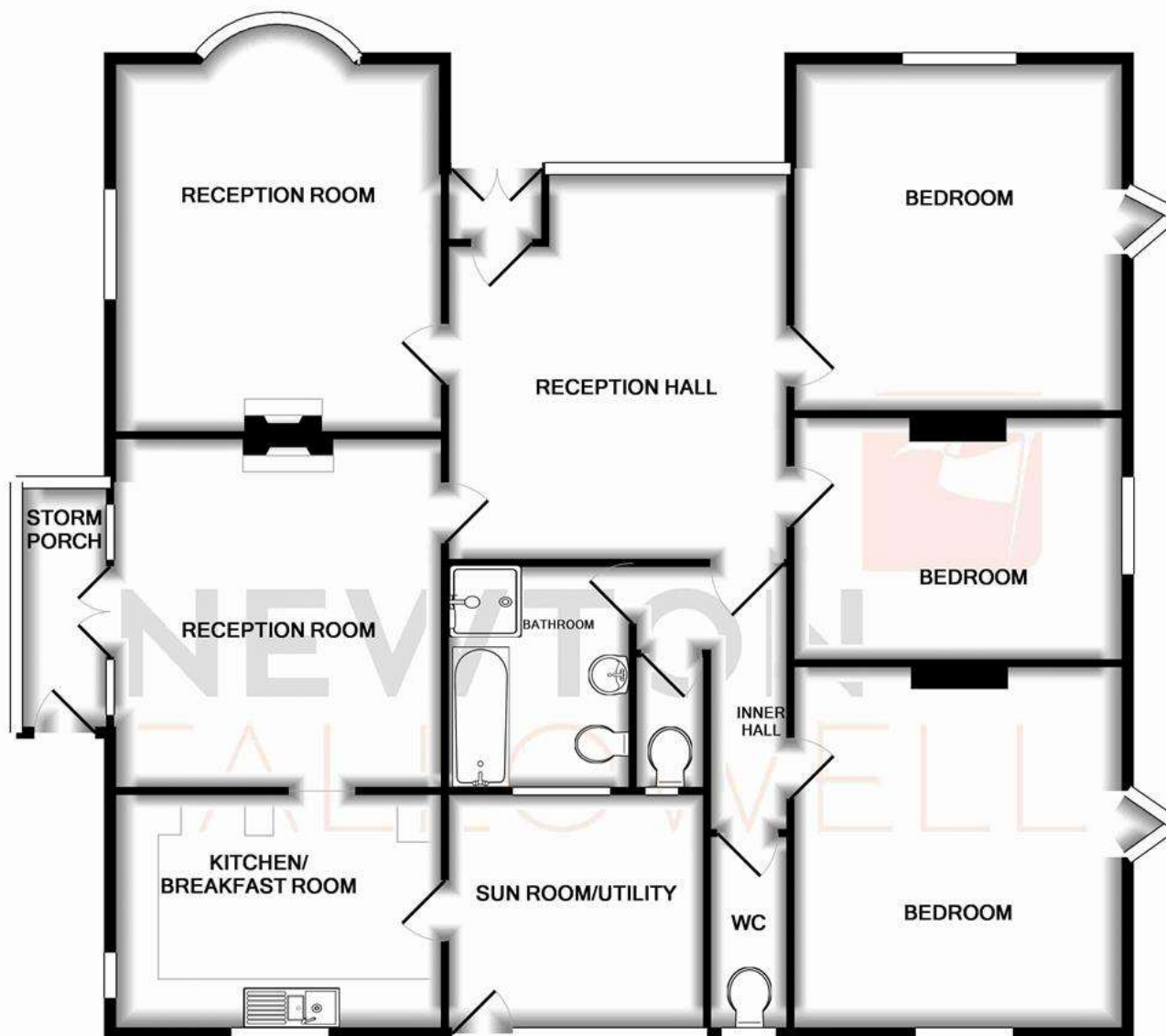
Store 2.77m x 1.98m (9'1" x 6'6")

having Upvc double glazed window to rear elevation and obscure half glazed entrance door.

Large Summerhouse 3.66m x 2.44m (12'0" x 8'0")

having a range of built-in storage cupboards.

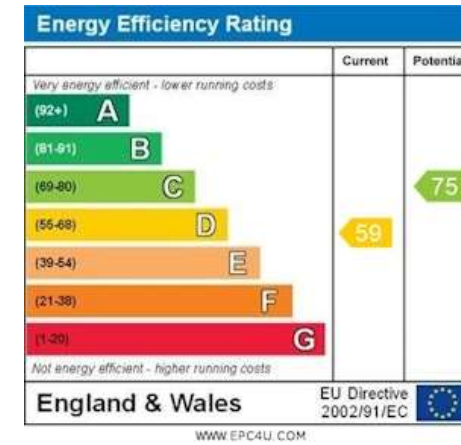
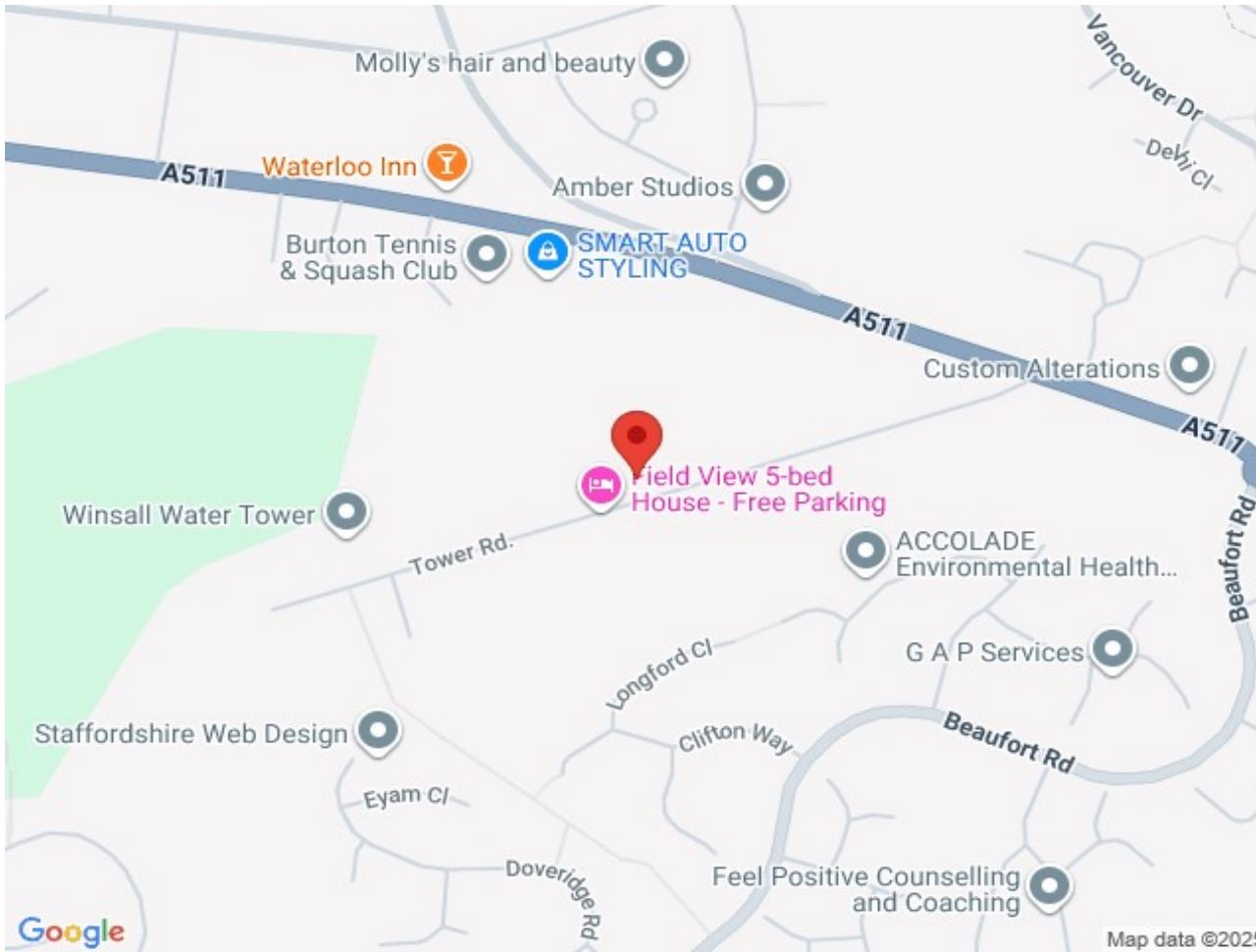




2A TOWER ROAD BURTON ON TRENT DE15 0NL
TOTAL APPROX. FLOOR AREA 1613 SQ.FT. (149.9 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Services

All mains services are believed to be connected to the property. The approximate room sizes are quoted in metric. The imperial equivalent is included in brackets.

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

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