



Panama Road, Horninglow,  
Burton-on-Trent



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£220,000

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## Key Features

- Modern Three Bedroom Detached Home
- Upvc Double Glazing & Gas Central Heating
- Separate Garage
- Enclosed Rear Garden
- Sought After Location
- EPC rating C
- Freehold





This detached house offers a well-designed arrangement of three bedrooms, providing ample space for family living or accommodating guests. The property benefits from a detached build, which presents a degree of privacy and independence not always found in other property types. The internal space is structured to support comfortable daily life, with flexible room usage to suit personal preferences. While specific details regarding parking and heating are not specified, the overall property structure allows for adaptability according to the occupier's needs.

Situated in Burton-on-Trent, Staffordshire, this property enjoys the advantages of a location well-regarded for its amenities and community atmosphere. The area offers convenient access to local facilities and transport links, ensuring residents benefit from both connectivity and the appeal of a well-established locality.

#### **Open Canopied Entrance**

having half glazed Upvc entrance door opening into:

#### **Entrance Hall**

having one central heating radiator and staircase rising to first floor.

#### **Guest Cloaks**

having wc, wash basin, one central heating radiator and window to front elevation.

#### **Lounge**

having one central heating radiator, recessed ceiling lights and double glazed window to front elevation.

#### **Kitchen**

having a comprehensive range of base cupboards and drawers, matching wall mounted units, gas hob with extractor canopy over, stainless steel sink with mixer tap, tiled surrounds, window to rear elevation, built-in oven and appliance space.



To the dining area is an understairs cupboard, one central heating radiator and Upvc double doors opening out to the rear garden.

#### **On the First Floor**

##### **Landing**

having linen/store cupboard.

##### **Bedroom One**

having two windows to front elevation, one central heating radiator, built-in wardrobes and storage recess.

##### **Bedroom Two**

having one central heating radiator and window to rear elevation.

##### **Bedroom Three**

having one central heating radiator and window to rear elevation.

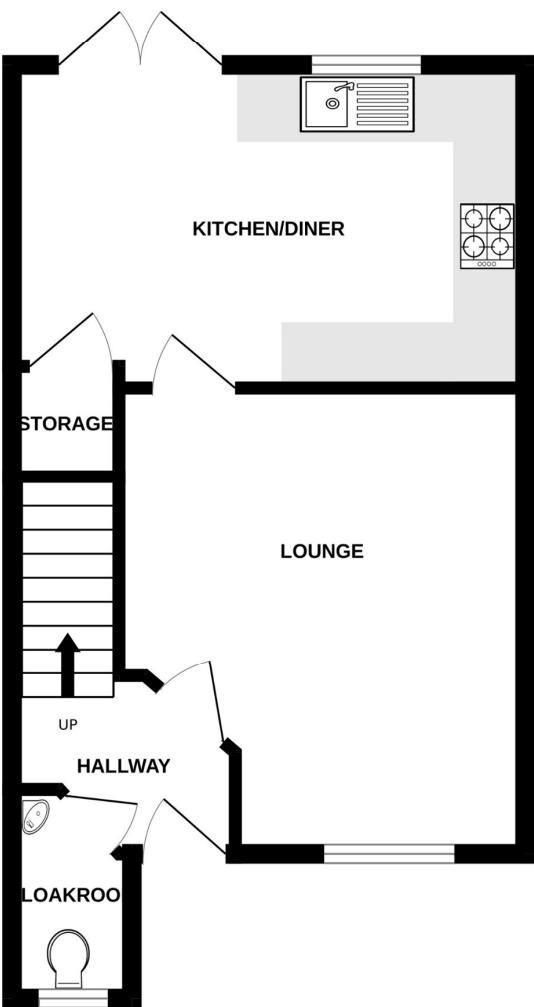
##### **Bathroom**

having three piece white suite comprising bath with shower attachment over, wc, wash basin, mosaic tiling to walls and ladder style radiator.

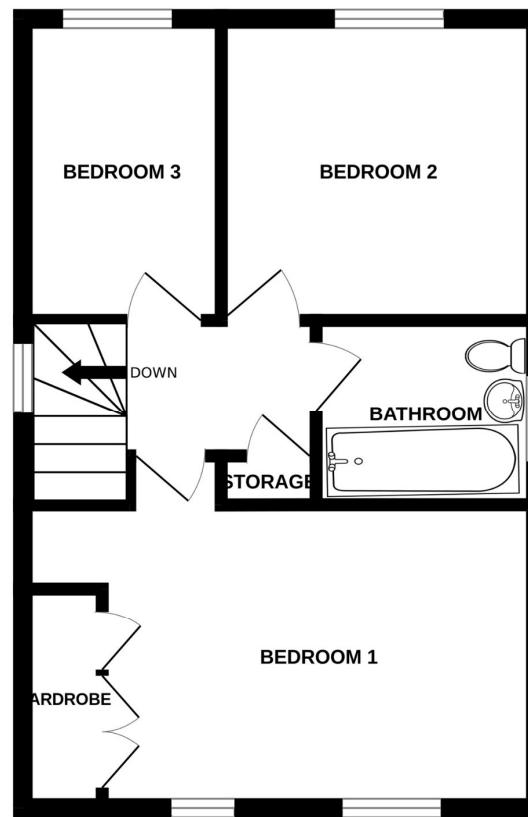
##### **Outside**

To the front of the home is a small fore garden with slate covering for ease of maintenance and a covered porchway to the front door. A driveway provides ample car standing and gives access to a detached brick garage with up and over door. To the rear is a pleasant enclosed garden with patio area, lawns and established flower borders.

GROUND FLOOR  
385 sq.ft. (35.7 sq.m.) approx.

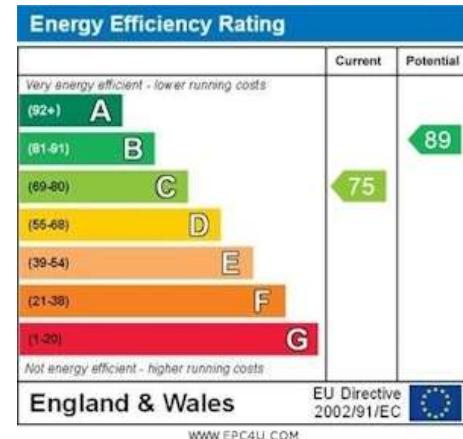
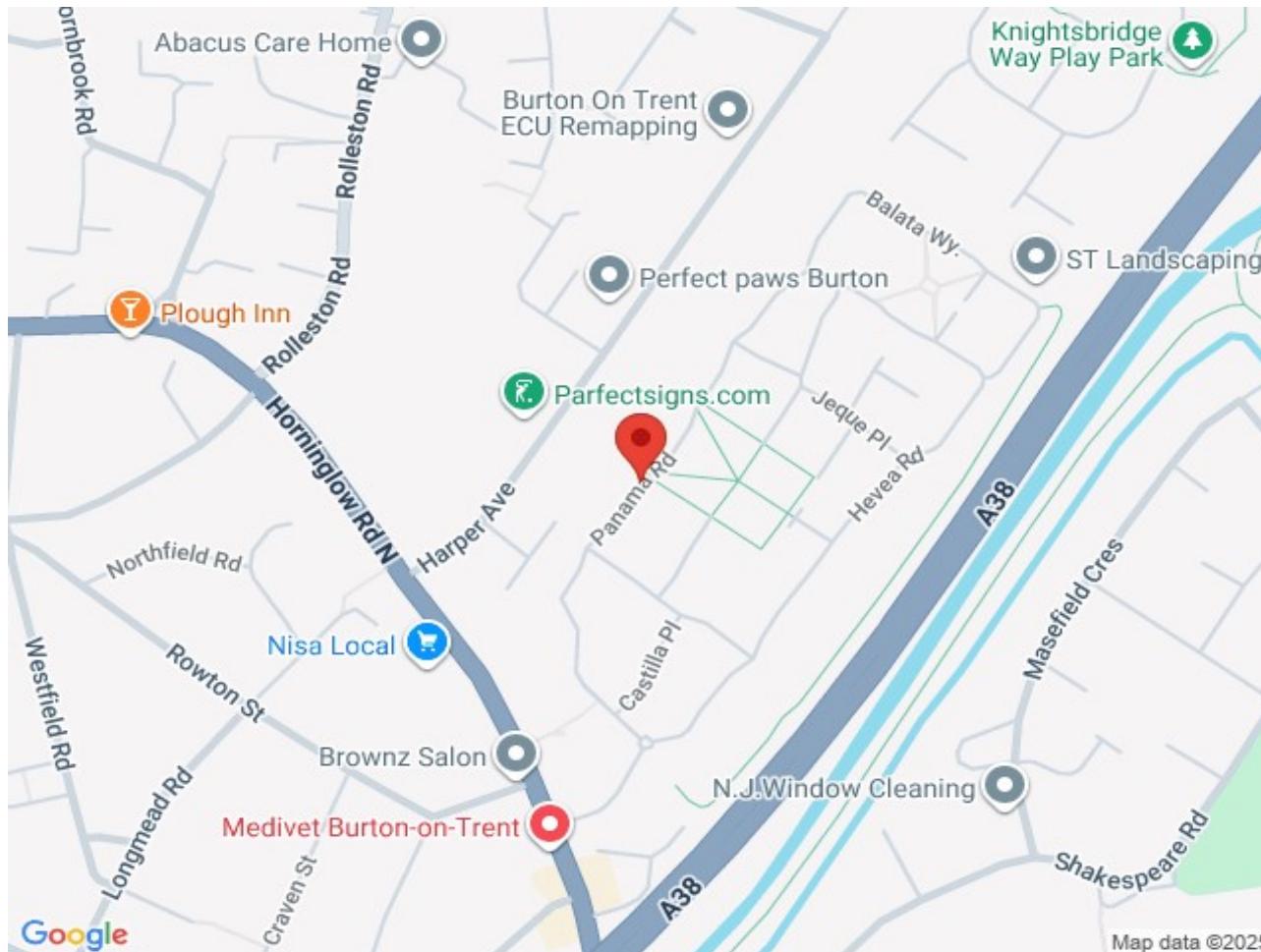


1ST FLOOR  
369 sq.ft. (34.3 sq.m.) approx.



TOTAL FLOOR AREA : 754 sq.ft. (70.0 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.



#### Note

All mains services are believed to be connected to the property. Anti-Money Laundering Regulations – Intending purchasers will be required to provide identification documents via our compliance provider, Coadjute, at a cost of £45 plus VAT per transaction. This will need to be actioned at the offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

#### 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.

#### Services

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01283 564657

burton@newtonfallowell.co.uk