

**Beacon Close, Anslow, DE13 9UF**  
**£300,000**





Welcome to this beautifully designed and spacious three-bedroom detached property, located in the highly sought-after Beamhill Heights development in Anslow . This home offers versatile living accommodation spread over two floors, making it the perfect choice for modern family living. Situated near open countryside, but also within easy reach of local amenities, well-regarded schools, and excellent transport links, the home offers a combination of style, practicality, and convenience.

Front Elevation

The property's red-brick façade, neatly landscaped front garden give an immediate sense of kerb appeal. There is 2 designated side-side parking spaces to the rear. The quiet cul-de-sac location ensures privacy and tranquillity.

Entrance Hallway

3.89m x 2.00m (12'9" x 6'6")

Step into the inviting entrance hall, featuring high-quality LVT flooring and neutral décor. This space provides access to the bright dual-aspect lounge, modern kitchen/diner, as well as a staircase leading to the first-floor landing.

Kitchen/Diner

5.58m x 2.70m (18'3" x 8'10")

The hub of the home, this open-plan kitchen/diner is designed for both practicality and style. Fitted with sleek white gloss cabinetry, integrated appliances, and modern countertops, the kitchen also features a designated dining area with ample space for a family table. Dual aspect windows, one to the front and one out to the beautifully landscaped rear garden give ample natural light, making this space perfect for entertaining.

Lounge

5.58m x 3.10m (18'3" x 10'2")

This spacious dual-aspect living room is flooded with natural light, thanks to its large front-facing window and French doors leading to the garden. The room features plush carpeting and tasteful neutral décor, offering a comfortable space for relaxation and family time.

Utility Room

1.59m x 1.93m (5'2" x 6'3")

Adjoining the kitchen, the utility room provides practical storage and workspace. It includes plumbing for laundry appliances, additional cabinetry, and a convenient door leading to the rear garden.

Rear Garden

The rear garden has been thoughtfully landscaped to offer a low-maintenance yet stylish outdoor space. Featuring porcelain tiles, a lawned area, this private garden is ideal for hosting gatherings or simply enjoying quiet moments outdoors.

First Floor Landing

3.59m x 1.94m (11'9" x 6'4")

The spacious landing features a spindle balustrade and leads to all three bedrooms, the family bathroom, and an additional storage cupboard.

Master Bedroom

5.58m x 3.05m (18'3" x 10'0")

The master suite is perfectly shaped to allow a separate area for dressing. The room is complete with built-in wardrobes and a modern en-suite shower room. A large window provides views of the front elevation, while there is another window to the rear. The neutral décor ensures a calm and relaxing, yet classy atmosphere.

En-Suite

2.49m x 1.29m (8'2" x 4'2")

The en-suite features a sleek three-piece suite, including a walk-in shower, wash basin with mixer tap, and a low-level WC. The space is finished with high-quality tiles and chrome fixtures.

Bedroom Two

3.20m x 2.79m (10'5" x 9'1")

This generously sized double bedroom overlooks the front elevation and features soft carpeting and built-in storage.

Bedroom Three

2.28m x 2.79m (7'5" x 9'1")

Currently used as a dressing room, this well-proportioned bedroom could also make a perfect children's room, guest room or office.

Family Bathroom

1.89m x 2.17m (6'2" x 7'1")

The family bathroom is fitted with a modern three-piece suite, including a bath with overhead shower, a wash basin with mixer tap, and a low-level WC. Finished with contemporary tiling and high quality vinyl flooring, this space combines practicality and style.

Rear Garden

The landscaped garden is not overlooked at all, with the only window over the property being on a screen. The space is impressively sized and consists of both artificial lawn and patio areas, making it low maintenance too. The brick wall adds privacy and looks stylish. To the rear of the garden is gated access to the off road parking spaces.

Additional Information:

- Tenure: Freehold
- EPC Rating: B
- Council Tax Band: D
- Local Authority Area: East Staffordshire

We wish to clarify that these particulars should not be relied upon as a statement or representation of fact and do not constitute any part of an offer or contract. Buyers should satisfy themselves through inspection or other means regarding the correctness of the statements contained herein.

Please also be aware that we have not verified the condition of the appliances or the central heating system included in the sale, and buyers are advised to conduct their own assessments before entering into a contract.

\*\*Money Laundering Regulations 2003:\*\*

In accordance with the Money Laundering Regulations 2003, we are obligated to verify your identification before accepting any offers.

\*\*Floorplans:\*\*

We take pride in providing floorplans for all our property particulars, which serve as a guide to layout. Please note that all dimensions are approximate and should not be scaled.

The logo for 'OL' is located in the bottom right corner of the page. It consists of the letters 'O' and 'L' in a stylized, white, sans-serif font, with the 'O' slightly overlapping the 'L'. The background of the entire page is a faded, artistic illustration of a modern interior space, featuring a large grey sofa, a wooden coffee table, and various plants and decor items.



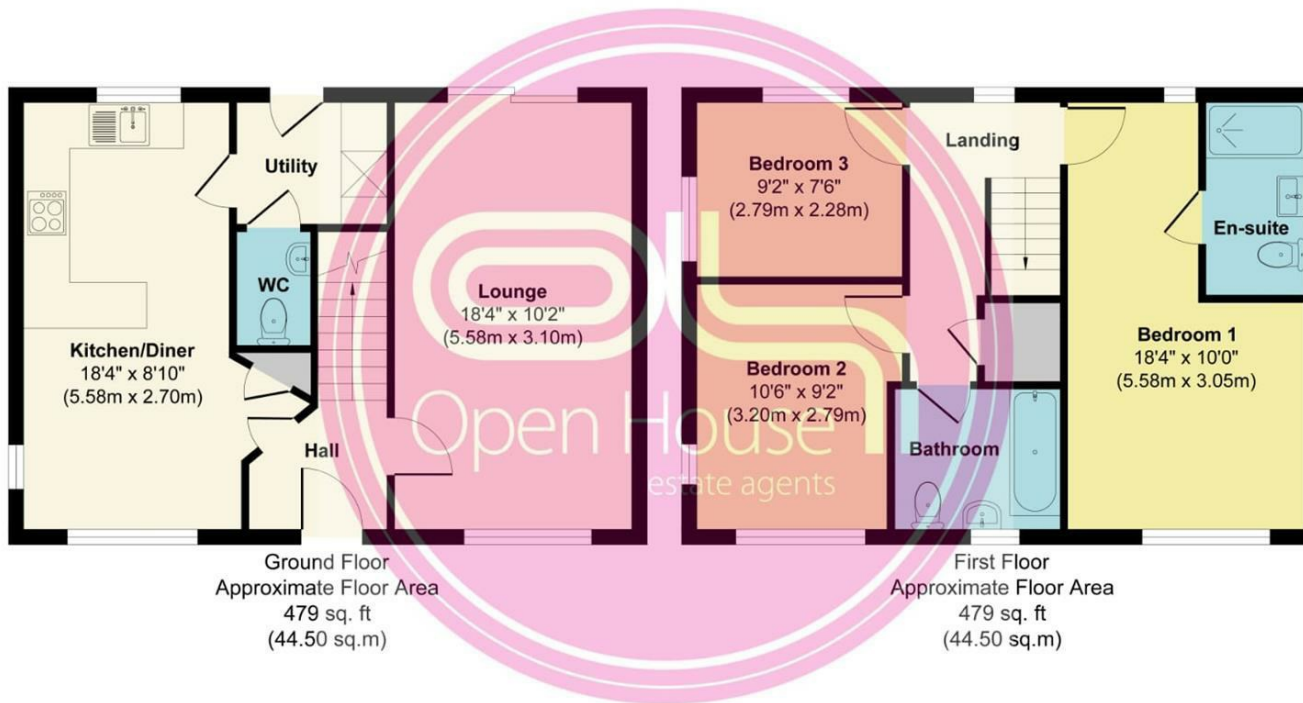








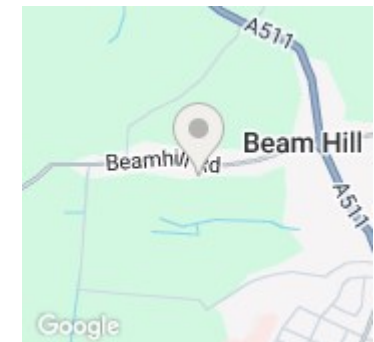




**Approx. Gross Internal Floor Area 958 sq. ft / 89.00 sq. m**

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>95</b>
(81-91) <b>B</b>	<b>84</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC