



Hawthorns Barn, The Chestnuts, Horninglow Road,
Burton-on-Trent, DE13 0UA

£285,000

Freehold



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Acquire Sales and Lettings are pleased to bring to the market this incredibly well presented three bedroom house. Nestled in the corner of a small cul de sac, the property comprises of a large and modern open plan living room with newly fitted kitchen, study room/fourth bedroom and downstairs WC. To the first floor are three large double bedrooms with en suite to the master and family bathroom. There is parking available and a well sized garden to the rear.



ENTRANCE HALL

Solid oak flooring, gas central heated radiator and providing access to open plan living room, downstairs WC, study/fourth bedroom and under stairs storage.

OPEN PLAN LIVING

22' 4" x 30' 5" (6.809m x 9.274m) (at largest) This impressive open plan living room offers space for large dining table, sitting/TV area and newly fitted kitchen. Solid oak to the floor in living area and tiles in kitchen, gas central heated radiators and windows and patio doors leading to rear garden.

The kitchen has a range of wall and base units and pantry style cupboard, solid wood worktops with breakfast bar and integrated appliances including two electric ovens, gas hob, fridge/freezer, wine cooler, washing machine and dishwasher.

STUDY/FOURTH BEDROOM

11' 2" x 6' 10" (3.423m x 2.098m) Solid oak flooring, gas central heating and window to front elevation.

DOWNSTAIRS WC

5' 0" x 5' 4" (1.533m x 1.639m) Tiles to floor, gas central heated radiator and two piece suite comprising wash hand basin and WC.

STAIRS AND LANDING

Carpet to floor and access into three double bedrooms, bathroom and loft.

BEDROOM 1

12' 11" x 18' 10" (3.962m x 5.759m) Carpet to floor, gas central heated radiator and two windows to rear and side elevation.

BEDROOM 2

17' 2" x 14' 1" (5.239m x 4.293m) (at largest) Carpet to floor, gas central heated radiator and two windows to front elevation.

BEDROOM 3

11' 8" x 11' 3" (3.569m x 3.451m) Carpet to floor, gas central heated radiator and two windows to rear elevation.

ENSUITE

9' 1" x 6' 7" (2.788m x 2.013m) Tiles to floor, gas central heated towel rail and window to front elevation. Tiled walls with newly fitted three piece suite comprising of large walk in shower, wash hand basin and low level wc.

BATHROOM

9' 1" x 9' 2" (2.779m x 2.809m) Tiles to floor, gas central heated towel rail and window to front elevation. Tiled walls with three piece suite comprising of panelled bath with shower over, wash hand basin and low level wc.

OUTSIDE

The property is situated on a delightful plot at the end of the cul de sac, giving ample privacy and parking. To the rear is an enclosed garden with large lawn and patio with access from side gate and patio doors.

DISCLAIMER

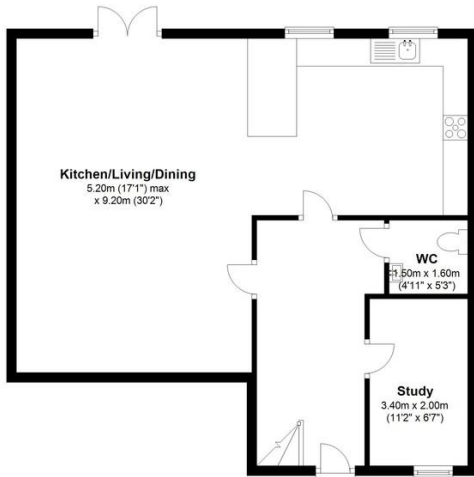
Council tax band D.

Whilst every attempt has been made to ensure the accuracy of the details of floor plan, measurements, windows, rooms and any other items are approximate, and no responsibility is taken for any error, omission, or misstatement. 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.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	78 C	
55-68	D		
39-54	E		
21-38	F		

Ground Floor



First Floor



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Special Note: For clarification, we wish to inform prospective purchasers that we have prepared these sale particulars as a general guide. We have not carried out a detailed survey, nor tested the service appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. Whilst these particulars are believed to be correct they are not guaranteed by the vendor or the vendor's agent 'acquire properties' and neither does any person have authority to make or give any representation or warranty on their behalf. Prospective purchasers must satisfy themselves by inspection or otherwise as to the correctness of each statement contained in these particulars. All measurements are approximate and the particulars do not constitute, or form part of, an offer or a contract.