



# 209 Beamhill Road

Anslow, Burton-On-Trent, DE13 9QW

Guide price £650,000



Dwellings Estate Agents are delighted to present this five-bedroom semi-detached family home to the market, set in the highly regarded village of Anslow with 1.8 acres, supporting equestrian facilities, including menagerie with additional development opportunities to convert the existing stables into holiday lets, including further stabling for four horses and multiple horse tracking in the area to support this holiday facility.

This lovely, light, and incredibly spacious house features expansive picture windows that not only provide breathtaking views but also fill the rooms with an abundance of natural light.

The accommodation is well presented throughout and is set over two floors. On the ground floor, the ground floor briefly comprises an entrance hallway, a fantastic-sized lounge, a spacious living room, a spacious kitchen, a separate utility room, and a shower room located at the rear of the property. Five good-sized bedrooms (with the second bedroom benefiting from an ensuite shower room) and a spacious family bathroom with a bath and shower complete the first floor.

To the front is a lawned garden with a boundary wall and paved path flanked by a wide driveway with a gate leading to a further driveway extending to the rear of the property. An ornamental rear garden has paved



- HALLWAY 19'0" x 6'2" (5.80m x 1.90m)
- LOUNGE 19'0" x 13'9" (5.80m x 4.20m)
- LIVING ROOM
- KITCHEN 21'11" x 13'6" (6.70m x 4.12m)
- UTILITY ROOM 11'9" x 5'7" (3.60m x 1.71m)
- SHOWER ROOM 5'7" x 5'7" (1.72m x 1.71m)
- LANDING 10'2" x 20'9" (3.11m x 6.35m)
- MASTER BEDROOM 13'6" x 13'9" (4.13m x 4.20m)
- BEDROOM TWO 11'6" x 10'1" (3.51m x 3.08m)
- BEDROOM THREE 9'2" x 10'9" (2.80m x 3.29m)
- BEDROOM FOUR 7'2" x 13'9" (2.19m x 4.20m)
- BEDROOM FIVE 8'6" x 6'9" (2.60m x 2.06m)
- BATHROOM 13'1" x 10'11" (4.00m x 3.33m)

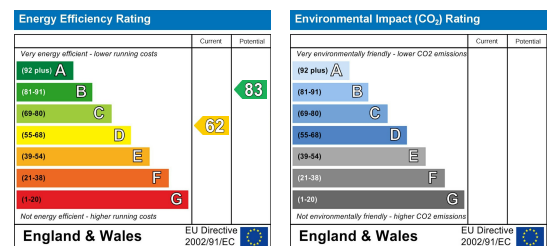
### Area Map



### Floor Plans



### Energy Efficiency Graph



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