



# 4 Beacon Close

Anslow, Burton-on-Trent, DE13 9UF

Guide price £305,000



Dwellings Estate Agents are delighted to present to the market this three-bedroom property situated in the highly sought-after Beamhill Heights development. Offering convenient access to local amenities and well-regarded schools, this property presents an attractive opportunity for prospective buyers.

This three-bedroom detached property is well presented throughout. The property is set over two floors and is a spacious family home that offers versatile living accommodation. The ground floor features an inviting entrance hall with access to a generous lounge, where French doors flood the room with natural light and open out to the garden. The open-plan kitchen and dining area is perfect for modern living, complemented by a separate utility room, a W/C, and a convenient storage cupboard. The first-floor landing leads to three double bedrooms, with the master bedroom benefiting from an en suite. A three-piece family bathroom and an additional storage cupboard complete the first floor.

Externally, the property offers allocated parking. To the rear, you'll find a beautifully landscaped garden featuring both porcelain tiles and lawn, ideal for hosting gatherings and entertaining guests.



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

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

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

W/C 4'9" x 3'1" (1.47m x 0.94m)

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

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

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

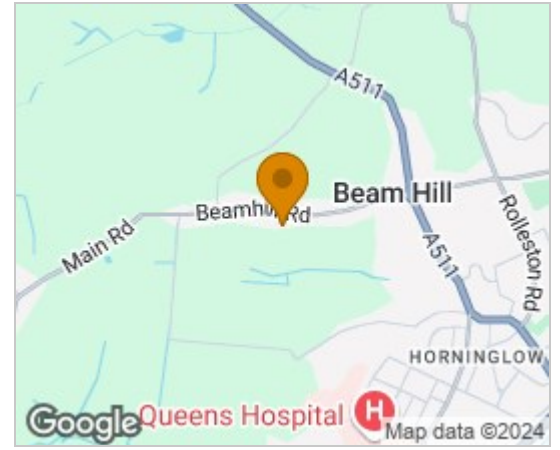
EN-SUITE 8'2" x 4'2" (2.49m x 1.29m)

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

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

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

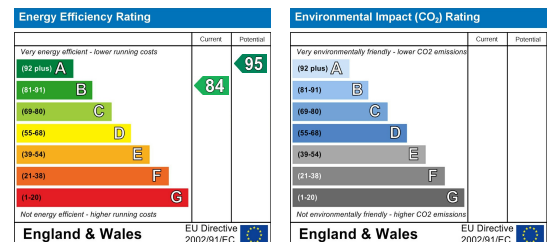
## Area Map



## Floor Plans



## Energy Efficiency Graph



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