



13 Swannington Street

, Burton-On-Trent, DE13 0RT

Guide price £325,000



Dwellings Estate Agents are delighted to bring to the market this four-bedroom, semi-detached family home. Swannington Street is located just outside of Burton town centre with easy access onto the A38. This property is situated within a five-minute walk from Burton's Queens Hospital and all local amenities. This property is being sold CHAIN FREE!

The Vendors are "Legally Seller Ready". What do we mean by this term? The Vendors have Solicitors instructed; all the paperwork is prepared on file & searches have been requested. The searches will be provided to any prospective buyer and their Solicitor, saving 8 weeks.

This property is well presented throughout. The property is set over three floors and is a spacious family home that offers versatile living accommodation. Upon entering, you are welcomed by an impressive entrance hallway that establishes the ambience for the entirety of this impeccable family residence. The ground floor comprises a spacious lounge, a modern open-plan kitchen/diner, a study, and a wet room. The first-floor landing leads to a three-piece bathroom and three generously sized bedrooms, with the third bedroom boasting a separate office/study room. A spacious fourth bedroom and an en suite complete the third floor.



ENTRANCE HALLWAY

Hallway with staircase rising to the first floor landing, central heating radiator and doors leading into the living room and kitchen/diner.

LOUNGE 11'10" x 13'2" (3.63m x 4.02m)

UPVC double glazed with bay window to front aspect.

STUDY 32'1" x 7'6" (9.78m x 2.29m)

Study currently being used as a salon with hallway leading into shower room.

WET ROOM 6'11" x 5'0" (2.11m x 1.53m)

KITCHEN/DINER 19'10" x 19'4" (6.05m x 5.90m)

Large open plan extended kitchen/diner with skylight and UPVC double glazed french doors into the garden. Kitchen offering a selection of matching wall and base units, wooden preparation work surface and spotlights at the base Ceramic sink with mixer tap and drainer, as well as an electric oven and hob with exactor oven Door leading into study/salon.

LANDING

Generous first floor landing with staircase leading to the second floor. Doors leading off to the master bedroom, family bathroom, bedrooms two and three.

MASTER BEDROOM 12'10" x 11'7" (3.93m x 3.55m)

Offers separate space currently known as drawing room potential to be turned into a dressing room.

BEDROOM TWO 11'10" x 10'11" (3.63m x 3.34m)

With UPVC double glazed windows to the rear elevation, two built in wardrobes.

BEDROOM THREE 18'6" x 7'6" (5.64m x 2.30m)

With UPVC double glazed windows to the front elevation, two built in wardrobes.

BATHROOM 7'10" x 6'2" (2.40m x 1.90m)

With UPVC double glazed frosted glass window o the rear elevation, a three piece bathroom suite comprising of two level WC with continental flush pedestal wash and basin with mixer tap, bath with tiling to wall coverings.

BEDROOM FOUR 15'1" x 13'4" (4.60m x 4.07m)

Bedroom four currently being used as a master bedroom.

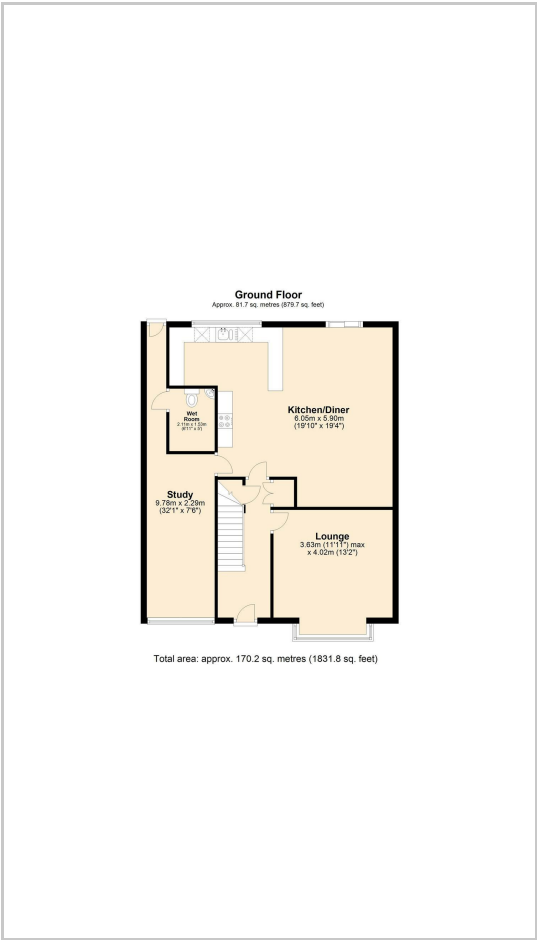
EN SUITE 10'9" x 5'6" (3.30m x 1.70m)

Shower room suite comprising of low level WC with continental flush, pedestal wash and basin with mixer tap, shower cubicle.

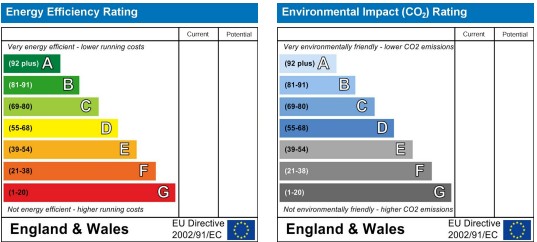
Area Map



Floor Plans



Energy Efficiency Graph



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