



Alexandra Road
Burton-On-Trent



Alexandra Road Burton-On-Trent DE15 0JB

for sale offers in the region of
£365,000



Property Description

A great 3 bedrooms detached home on the very popular Alexandra Road! Comprising of entrance hallway, large lounge, stunning L shaped kitchen/diner, utility room, w/c, three well sized bedrooms and family bathroom. Externally is a mature large garden and to the front is a driveway.

Entrance Hall

Double glazed window to front aspect, archway and hard flooring.

Cloakroom

Low level flush WC, hand wash basin with vanity unit, central heating radiator and central heating boiler.

Lounge

11' 10" x 14' 8" (3.61m x 4.47m)
Double glazed bay window to front aspect, gas fire, carpet and pendant light.

Dining Room

11' 9" x 12' 9" (3.58m x 3.89m)
Double glazed window to front aspect, gas fire, laminate flooring and chimney breast.

Kitchen

30' x 13' (9.14m x 3.96m)
Three Velux windows, bi-fold doors to rear aspect, a range of wall and base units and kitchen island with granite work surfaces over, sink and drainer, electric oven, five ring gas hob, extractor hood, integrated fridge/freezer and dishwasher, pantry, spotlights, pendant light and side lights.

Utility Room

Space and plumbing for a washing machine and tumble dryer.

Landing

Original circle window to front aspect, double

glazed window to rear aspect, carpet and electric sockets.

Bedroom One

12' 9" x 11' 9" (3.89m x 3.58m)
Double glazed window to front aspect, chimney breast, carpet and two pendant lights.

Bedroom Two

11' 6" x 11' 10" (3.51m x 3.61m)
Double glazed window to front aspect, carpet and pendant light.

Bedroom Three

11' 11" x 8' 6" (3.63m x 2.59m)
Accessed via stairs, double glazed window to front aspect, Velux window to rear aspect, carpet and spotlights.

Bathroom

11' 8" x 8' 4" (3.56m x 2.54m)
Double glazed window to front aspect, P-shaped bath, low level flush WC, hand wash basin, heated towel rail and fully tiled.

Loft Space

Accessed via stairs with power supply and fully boarded.

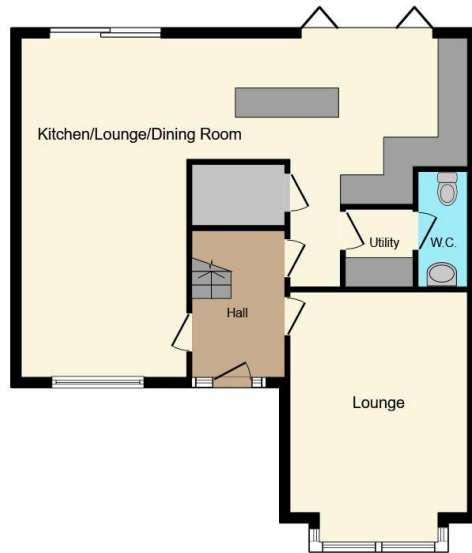
Garden

Mature rear garden with raised patio area leading down to a large lawn with fence and low rise edges to boundaries.









Ground Floor



First Floor



Second Floor

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Burchell Edwards on

T 01283 530 169
E burton@burchelledwards.co.uk

Britannia House Station Street
BURTON-ON-TRENT DE14 1AN

EPC Rating: E

Tenure: Freehold

view this property online burchelledwards.co.uk/Property/BUT207835



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Burchell Edwards is a trading name of Connells Residential which is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.burchelledwards.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: BUT207835 - 0003