



Beveridge Road, Anslow BURTON-ON-TRENT





Property Description

Burchell Edwards are delighted to bring to market this high specification and exquisitely finished, newly new home on the exciting Beamhill Road development. Situated on the connecting road between the villages of Anslow and Stetton, this new estate is on the edge of Burton-on-Trent and is well linked to both town centre shopping and the A38.

The property is positioned toward the entry of the estate, with a sizeable plot and compelling kerb appeal. A tandem driveway provides electric car charging and off-road parking, in front of an oversize single garage. Side access leads around to the enclosed and private rear garden, not overlooked and backing on to open space.

Internally, the entry immediately showcases the luxury vinyl tiles laid through the entire property. This leads into a separate hallway, with lounge reception room off to the left and dining reception room off to the right, both light and airy with large windows over the frontage. Through to the rear leads into a modern and functional kitchen-diner, specified to a high standard and decorated to add warmth and character. A separate utility and guest cloakroom provide the functionality, along with access out to the rear both through a back door as well as via French patio doors from the kitchen-diner.

The 1st floor offers 3 double bedrooms and a further single, with the master being a spacious en-suite. A modern family bathroom and loft access complete the upstairs. Viewing strongly advised.

Entrance Hallway

Composite door to front elevation, central heating radiator and LVT flooring.

Guest W.C

Double glazed window to side elevation, low level flush W.C, wash hand basin, laminate flooring, spotlights and storage unit.

Lounge

10' 11" x 12' 9" (3.33m x 3.89m)
Double glazed window to rear elevation, LVT flooring and central heating radiator.

Dining Room

9' 7" x 9' 10" (2.92m x 3.00m)
Double glazed window to rear elevation, central heating radiator, built in storage under stairs and LVT flooring.

Kitchen/ Diner

19' 7" x 9' 8" (5.97m x 2.95m)
Double glazed window and French doors to rear elevation, a range of wall and base units with work surface over incorporating a sink with drainer unit, LVT flooring, gas hob, electric oven, extractor, integrated dishwasher, central heating radiator and spotlights.

Utility Room

14' 9" x 7' 4" (4.50m x 2.24m)
UPVC door to rear elevation, space and plumbing for washing machine, LVT flooring, spotlights, central heating radiator and combi boiler.

Landing

Double glazed window to side elevation, LVT flooring, two built in storage cupboard, carpeted stairs and doors off to:

Bedroom One

11' 9" x 10' 11" (3.58m x 3.33m)

Double glazed window to rear elevation, LVT flooring, central heating radiator, remote operated ceiling fan and storage wardrobe.

En-Suite

Double glazed window to rear elevation, walk in shower, low level flush W.C, wash hand basin, extractor, LVT flooring and tiling to splash prone areas.

Bedroom Two

9' 7" x 9' 2" (2.92m x 2.79m)

Double glazed window to rear elevation, LVT flooring and central heating radiator.

Bedroom Three

11' 1" x 8' 8" min (3.38m x 2.64m min)

Double glazed window to rear elevation, LVT flooring and central heating radiator.

Bedroom Four

7' 10" x 6' 7" (2.39m x 2.01m)

Double glazed window to rear elevation, LVT flooring and central heating radiator.

Bathroom

Double glazed window to rear elevation, electric shower over bath, wash hand basin, low level flush W.C, LVT flooring, extractor and tiling to splash prone areas.

Loft

Partially boarded and insulated.

Front Garden

Driveway with off road parking for two vehicles, electric car charging point, outside sockets and gravel area for bins,

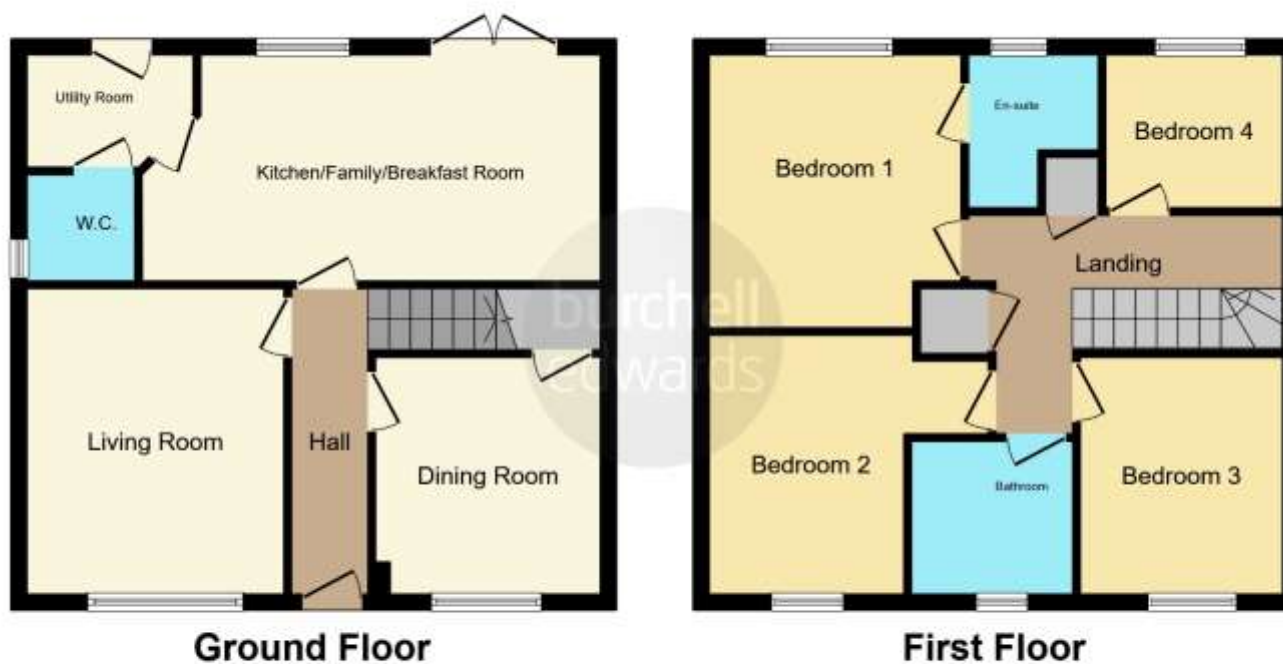
Rear Garden

Artificial lawn, outside sockets, gated access to front, outside tap and fencing to all boundaries.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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: B

Tenure: Freehold

view this property online burchelledwards.co.uk/Property/BUT209447



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: BUT209447 - 0002