



Huntingdon Road, Burton-On-Trent





## Property Description

Burchell Edwards are delighted to bring to market this extended family home, situated on a popular estate in Stapenhill, Burton-Upon-Trent. The area has immediate access to green open space and is a short walk from the Trent riverside and Stapenhill gardens.

Upon arrival, a large block paved driveway and 2 separate garages offers ample storage space and parking, with the adjoining garage boasting electric roller door and a working Sauna inside. A large, gated entrance and a number of advanced security systems are included, such as outdoor flood lighting, alarms, and 24/7 CCTV.

Entry via the spacious front porch leads into the ground floor 4th bedroom, a spacious double overlooking the rear, through to the front reception room which is presented to a high standard with characterful log burner. Open-plan living leads around to the kitchen-diner, complete with Belfast sink and Quartz worktops over the units and storage breakfast bar. This is light and airy thanks to French patio doors opening out to the courtyard rear, featuring shed, canopy awning, and outdoor shower.

The 1st floor accommodation consists of 3 further bedrooms, all being good sized doubles. The family bathroom is fully tiled and features walk-in mains rainfall shower. Viewing strongly advised to appreciate.

## Entrance Hallway

Central heating radiator and wooden flooring.

## Lounge

18' 10" x 10' 3" ( 5.74m x 3.12m )

Double glazed bay window to front elevation, wooden flooring, central heating radiator, spotlights and log burner fireplace.

## Kitchen/ Diner

18' 9" x 11' 4" ( 5.71m x 3.45m )

Double glazed window and patio doors to rear elevation, a range of wall and base units with work surface over incorporating a sink with drainer unit, electric oven, extractor, tiling to splash prone areas and vertical central heating radiator.

## Landing

Double glazed window to side elevation, loft access and carpet.

## Bedroom One

12' 9" max x 10' 10" ( 3.89m max x 3.30m )  
Double glazed bay window to front elevation, carpet, spotlights, central heating radiator and built in storage wardrobe.

## Bedroom Two

11' 5" x 9' 8" ( 3.48m x 2.95m )  
Double glazed window to rear elevation, carpet and central heating radiator.

## Bedroom Three

8' 10" x 8' 2" ( 2.69m x 2.49m )  
Double glazed window to rear elevation, carpet and central heating radiator.

## Bedroom Four

11' 1" x 7' 11" ( 3.38m x 2.41m )  
Double glazed window to rear elevation, carpet, central heating radiator and built in storage housing central heating boiler.

## Bathroom

Double glazed window to front elevation, W.C, wash hand basin, walk in rainfall shower, storage, full height tiles, extractor, spotlights, tiled flooring, central heating radiator and feature wall.

## Front Garden

Block paved driveway providing off road parking for multiple vehicles, sliding gate to entry, outdoor sockets and tap.

## Rear Garden

Block paved courtyard, canopy, outdoor sockets and tap and fencing to boundaries.

## Garage/ Shed

21' x 12' ( 6.40m x 3.66m )  
Up and over door, power and lighting.

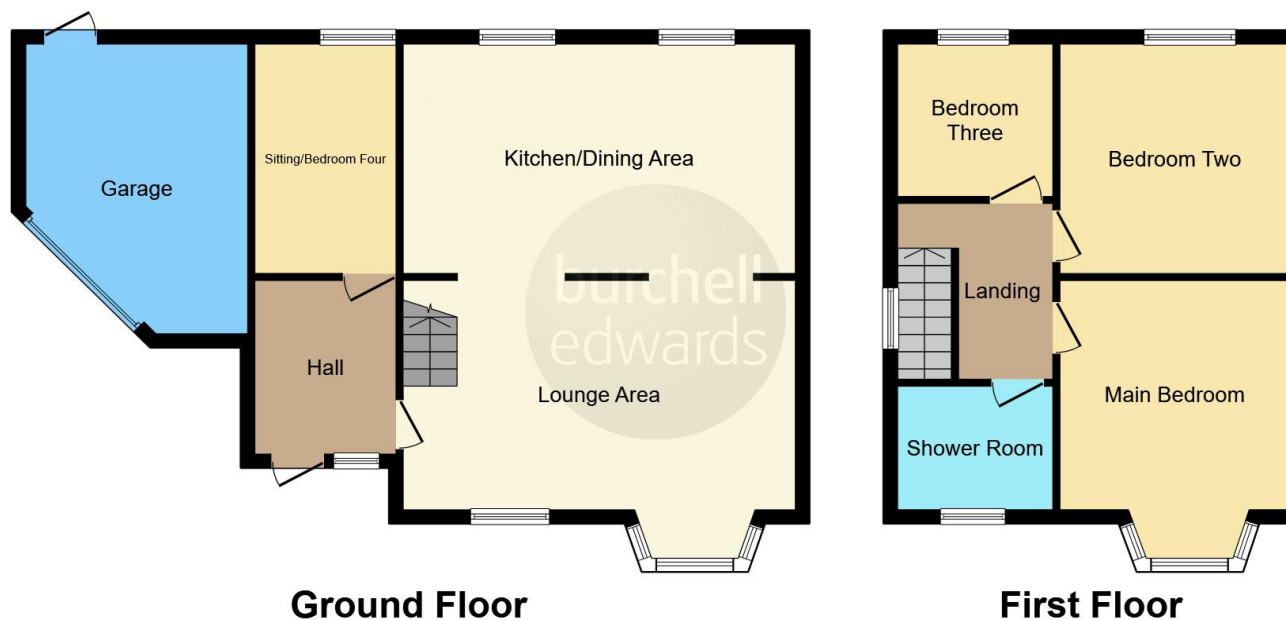
## Garage

15' 8" x 18' 9" ( 4.78m x 5.71m )  
Electric powered door, sauna, power, lighting and space and connections for washing machine.









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**EPC Rating: C**

Tenure: Freehold

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