



Pine Grove, Burton-On-Trent





Property Description

Burchell Edwards are delighted to bring to market this 3-bedroom, semi-detached family home. Situated on the popular new estate just off of Reservoir Road, this secluded location benefits from good access to Queen's hospital and connecting transport routes whilst also maintaining a relaxed residential setting.

Offered to the market with no onward chain complications and includes 3-years NHBC guarantee!

Positioned towards the end of the estate, the property boasts a private rear garden which backs on to mature trees and green fields, whilst to the front are 2 allocated parking spaces right at the door with gated side access around to the rear.

Entry leads into a separate hallway with stairs leading up to 1st floor, leading through to the front lounge reception room which is light and airy thanks to large bay window over front elevation. Through to the modern kitchen space at the rear, a range of integrated units and French patio doors offer functional family living. There is also a downstairs guest cloakroom.

To the 1st floor are 2 double bedrooms, both with built-in storage, and a further single bedroom. The family bathroom is also accessible via the master bedroom, modern and functional with full 3-piece suite. Finally, the landing space has access to the insulated loft. Viewing strongly recommended.

Entrance Hallway

Door to front elevation, central heating radiator and laminate flooring.

W.C

W.C, wash hand basin, amtico flooring, central heating radiator, extractor, consumer unit and tiling to splash prone areas.

Lounge

11' 11" x 16' 1" (3.63m x 4.90m)
Double glazed bay window to front elevation with blinds, carpet, two central heating radiators and storage under stairs.

Kitchen/ Diner

15' 1" x 11' (4.60m x 3.35m)
Double glazed French doors to rear elevation, a range of wall and base units with work surface over incorporating a sink with drainer unit, electric oven, gas hob, microwave, extractor, tiling to splash prone areas, central heating radiator, amtico flooring and plumbing for washing machine.

Landing

Carpet, built in storage, central heating radiator and loft access.

Bedroom One

15' 3" max x 9' max (4.65m max x 2.74m max)
Double glazed window to rear elevation, carpet central heating radiator and jack and jill access to family bathroom.

Bedroom Two

10' 4" x 7' 11" (3.15m x 2.41m)
Double glazed window to front elevation, carpet and central heating radiator.

Bedroom Three

8' 10" x 7' (2.69m x 2.13m)
Double glazed window to front elevation, carpet and central heating radiator.

Bathroom

Double glazed window to side elevation, bath with shower over, wash hand basin, W.C, walk in mains shower cubicle, shaver point, central heating radiator, extractor, vinyl flooring and tiling to splash prone areas.

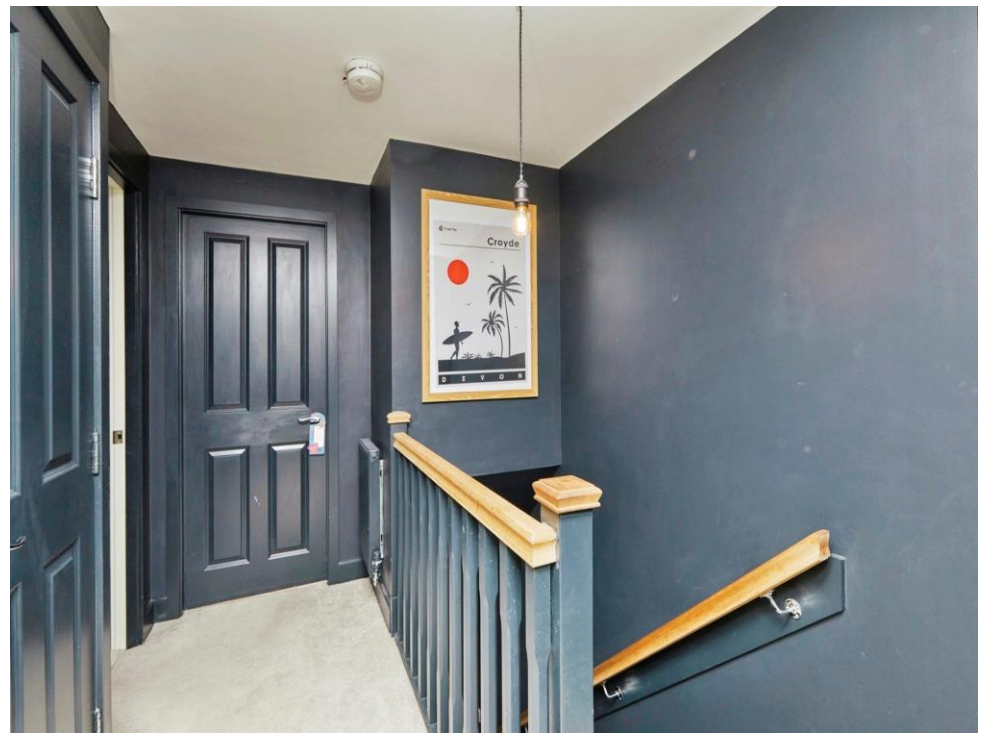
Front Garden

Gated side access to rear, slabs to front door and two allocated parking spaces.

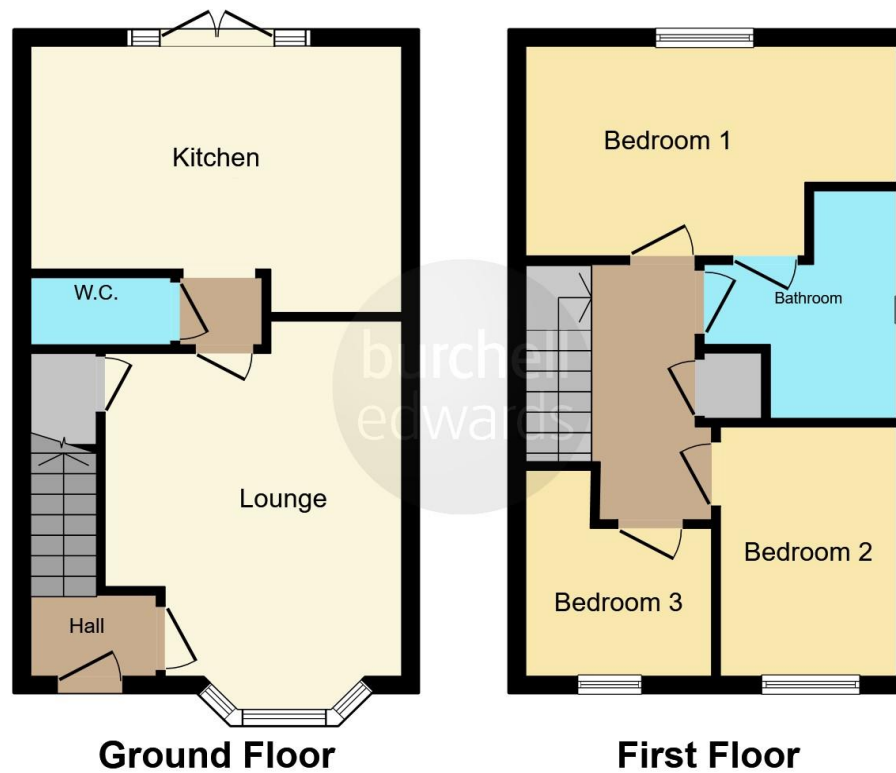
Rear Garden

Laid to lawn, pond, decked patio area, outside tap, storage shed with power 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

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EPC Rating: B

Tenure: Freehold

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