



Saw Mill Way  
Burton-On-Trent





### Property Description

This three bedroom, three storey semi detached property is situated in a popular estate position in burton on trent and offers plenty of space for the family. The accommodation comprises of an open plan kitchen/dining/living room along with office/study and w/c on the ground, the first floor has the lounge and master bedroom with en-suite while to the second floor are bedrooms two and three and the family bathroom. Outside to the side is a driveway providing off road parking and the single garage while to the rear is an enclosed garden with lawn and patio areas

### Guest W.C

W.C, wash hand basin and tiling to splash prone areas.

### Kitchen/ Diner

20' 6" x 12' 9" ( 6.25m x 3.89m )  
A range of wall and base units with work surface over incorporating a sink with drainer unit, gas hob, electric oven, dishwasher, space for washing machine, space for fridge freezer and laminate flooring.

### Office/Study

9' 5" x 6' ( 2.87m x 1.83m )  
Double glazed window to front elevation, central heating radiator and carpet.

### Lounge

12' 11" x 12' 6" ( 3.94m x 3.81m )  
Two double glazed windows to front elevation, central heating radiator and carpet.

### Bedroom One

12' 11" x 10' 5" ( 3.94m x 3.17m )  
Two double glazed windows to rear elevation,

### En-Suite

Double shower cubicle, W.C, wash hand basin, tiling to splash prone areas and central heating radiator.

### Bedroom Two

11' 9" x 11' 2" ( 3.58m x 3.40m )  
Double glazed window to front elevation, central heating radiator, carpet and fitted wardrobes.

### Bedroom Three

12' 10" x 8' 4" ( 3.91m x 2.54m )  
Velux window to rear elevation, central heating radiator and carpet.

### Bathroom

Bath, W.C, wash hand basin, tiling to splash prone areas and heated towel rail.

### Front Garden

Driveway providing off road parking and access to garage.

### Rear Garden

Laid to lawn and patio area.

### Garage

17' 4" x 8' 5" ( 5.28m x 2.57m )  
Up and over door, power, lighting, storage and tap.





To view this property please contact Burchell Edwards on

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**EPC Rating: C**

Tenure: Freehold

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Property Ref: BUT206714 - 0003