



Beacon Close, Anslow Burton-On-Trent







## Property Description

Burchell Edwards are delighted to market this exquisite 4 Bedroom Detached house. The property is situated on a lovely, private road in the heavily desired Beamhill Heights estate in the Anslow area. The property greets you with a tarmac driveway providing plenty of off road parking, access to the garage as well as a well maintained lawn area. The property itself is finished to a superb standard and boasts a spacious downstairs comprising of: a wonderful living room to the front of the property, a spacious kitchen/diner to the rear of the property, a functioning utility room and a downstairs W/C. On the first floor of the property you will find a beautiful master bedroom with an en suite with shower. Alongside this, the upstairs also boasts 3 great sized bedrooms as well as a modern family bathroom. Outside to the rear is a private enclosed garden which contains a spacious lawn area as well as a slabbed paving area perfect for hosting. Viewing really is essential of this peaceful, private property!

## Entrance Hallway

Wooden flooring, spotlights and central heating radiator.

## Guest W.C

Window to side elevation, W.C, wash hand basin, central heating radiator, wooden flooring and spotlights.

## Lounge

15' 8" x 11' ( 4.78m x 3.35m )

Window to front elevation, central heating radiator, carpet and storage cupboard.

## Kitchen/ Diner

17' 3" x 10' 2" ( 5.26m x 3.10m )

Window to rear elevation, a range of wall and base units with work surface over incorporating a sink with drainer unit, integrated oven and hob, fridge freezer, dishwasher, wooden flooring, spotlights and central heating radiator.

## Landing

Loft access via hatch, carpet and storage cupboard.

## Bedroom One

13' 2" max x 12' 4" max ( 4.01m max x 3.76m max )  
Window to front elevation, central heating radiator, carpet, integrated storage cupboard and integrated double wardrobe.

## En-Suite

Shower, W.C, wash hand basin, central heating radiator, spotlights, tiled flooring and floor to ceiling wall tiles.

## Bedroom Two

12' 4" max x 9' 3" ( 3.76m max x 2.82m )  
Window to front elevation, central heating radiator, carpet and integrated double wardrobe.

## Bedroom Three

9' 5" x 9' 2" ( 2.87m x 2.79m )  
Window to rear elevation, central heating radiator, carpet and integrated double wardrobe.

## Bedroom Four

9' 7" x 7' 1" ( 2.92m x 2.16m )  
Window to rear elevation, central heating radiator and carpet.

## Bathroom

Window to rear elevation, W.C, wash hand basin, shower over bath, central heating radiator, tiled flooring, floor to ceiling wall tiles and spotlights.

## Loft Space

Insulated.

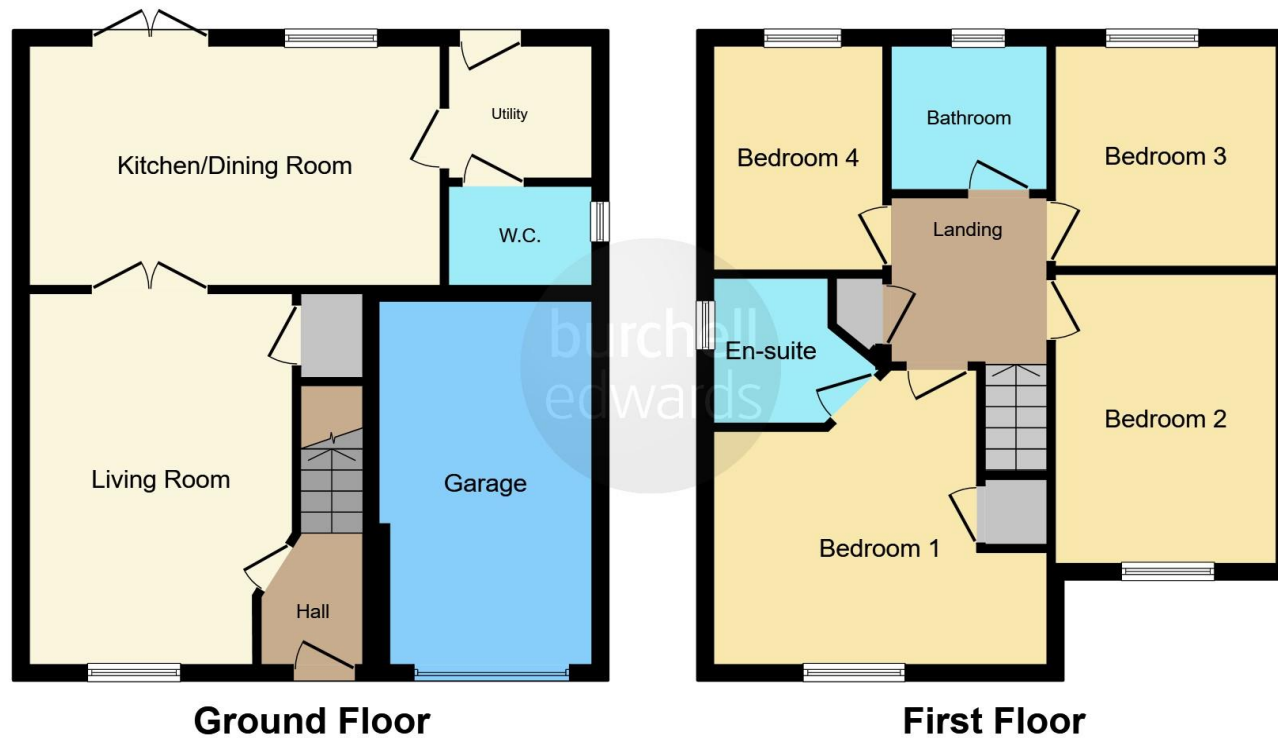












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability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

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**EPC Rating: B**

**Tenure: Freehold**

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**Property Ref: BUT210378 - 0002**