



Woods Lane, BURTON-ON-TRENT







## Property Description

Burchell Edwards are delighted to market this exquisite 4 Bedroom Detached family home. The property is situated on a lovely road in the Stapenhill area and greets you with a lovely, enclosed front garden offering the property an element of privacy, as well as access to the property's driveway which provides off road parking for multiple vehicles. The property itself is finished to a superb standard and boasts a beautiful downstairs comprising of: a wonderful living room, a spacious study, an open plan kitchen/diner, a functioning utility room, downstairs W/C as well as another reception room to the rear of the property which offers wonderful views over the rear garden. On the first floor of the property you will be greeted to a landing area that offers access to the loft which has been fully boarded and can be used as an additional storage aspect. As well as loft access, the landing provides access to 3 double bedrooms as well as the family bathroom. To the rear of the property, there is an additional upstairs area which leads to a fourth double bedroom with its own individual shower room. Outside to the rear is an enclosed garden which offers plenty of natural beauty and a peaceful setting for relaxation. The garden itself is a large plot of land that has a tiered effect which implements many key features such as: a large lawn area, multiple ponds, a stream running through the garden, a unique waterfall feature, a patio slabbed seating area as well as a cosy summer house.

## Entrance Hallway

Central heating radiator, carpet and storage cupboard/cloakroom.

## Lounge

11' 5" x 11' 9" ( 3.48m x 3.58m )  
Window to front elevation, wood burning stove, central heating radiator and carpet.

## Snug

11' 9" x 12' 3" ( 3.58m x 3.73m )  
Window to front elevation, central heating radiator and carpet.

## Kitchen

16' 3" x 11' 2" ( 4.95m x 3.40m )  
Two windows to rear elevation, French double glazed doors to garden, window to side elevation, three skylights, a range of wall and base units with work surface over incorporating a sink with drainer unit, integrated oven and hob, microwave, fridge freezer and serving hatch opening to snug.

## Dining Room

12' x 11' 8" ( 3.66m x 3.56m )  
Wooden flooring, central heating radiator and log burner.

## Utility Room

5' 10" x 6' 1" ( 1.78m x 1.85m )  
Window to rear elevation, sink with drainer unit, tiled flooring, central heating boiler, space and plumbing for washing machine.

## Guest W.C

W.C, wash hand basin and tiled floor.

## Garden Room

12' x 14' 11" ( 3.66m x 4.55m )

Window to rear elevation, door to side elevation, wooden flooring, central heating radiator and storage cupboard.

## Landing

Window to front elevation, loft access via hatch, carpet and central heating radiator.

## Bedroom One

12' 4" Max x 11' 11" Max ( 3.76m Max x 3.63m Max )

Window to front elevation, central heating radiator and carpeted flooring.

## Bedroom Two

12' 9" x 10' 9" ( 3.89m x 3.28m )

Window to rear elevation, central heating radiator, carpet, fitted wardrobes and integrated storage cupboard.

## Bedroom Three

12' x 9' 5" ( 3.66m x 2.87m )

Window to rear elevation, two skylights, central heating radiator and carpet. Also grants access to shower room/wash room

## Bedroom Four/Study

8' 6" x 12' 3" ( 2.59m x 3.73m )

Window to front elevation, central heating radiator and carpet.

## Bathroom

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

## Loft Space

Boarded and insulated with carpeted flooring.

## Rear Garden

Three ponds, BBQ area, stream, patio seating area, large lawned area, summer house and water fall feature.

## Garage

Large garage with power and lighting. Wood store, bike store, up and over electric door.

## Front Garden

Driveway providing off road parking for multiple vehicles.















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**EPC Rating: D**

**Tenure: Freehold**

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**Property Ref: BUT210357 - 0009**