



Elms Road, Burton-On-Trent

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Property Description

Burchell Edwards are delighted to market this 3 bedroom semi-detached family home located on a quiet road in Stapenhill. The property has recently undergone a full renovation and is finished to an exceptional standard throughout. The split level home boasts spacious accommodation. To the lower ground floor is the hallway, kitchen/diner, store cupboard and study/possible fourth bedroom. Up half a flight of stairs you will find the upper ground floor level which houses the lounge/diner. This room includes south facing bi-fold doors out to the rear patio and landscaped gardens beyond. To the lower first floor are 2 double bedrooms, store cupboard and modern family bathroom. Finalising the interior of the property on the upper first floor is the master bedroom with dressing area and en-suite shower room. Outside to the side and rear is the large enclosed garden offering multiple tiers providing a choice of paved seating areas making the most of the views and sunsets. A spacious lawn runs up the garden and provides a variety of landscape beds, trees, shrubs and greenery. All areas of the house and garden provide outstanding views over Burton. Viewing of this wonderful property is a must!

Entrance Hallway

Storage cupboard and luxury wood effect flooring.

Study/ Bedroom Four

10' 6" x 7' (3.20m x 2.13m)

Window to front elevation, central heating radiator, luxury wood effect flooring, plantation shutters and storage cupboard.

Lounge/ Diner

20' x 10' 4" (6.10m x 3.15m)

Windows to side and rear elevations, bi fold doors to rear elevation, two central heating radiators and carpet.

Kitchen/ Diner

17' 2" x 9' (5.23m x 2.74m)

Windows to front and side elevations, French door to side elevation, a range of newly fitted wall and base units with work surface over incorporating a sink with drainer unit, integrated oven and hob, integrated fridge freezer, integrated dishwasher, washing machine, downlights and luxury wood effect flooring.

Landing

Carpet, storage cupboard, loft access and central heating radiator.

Bedroom One

19' 6" max x 10' 3" max (5.94m max x 3.12m max)

Two windows to rear elevation, window to side elevation, two central heating radiators, plantation shutters and carpet.

En-Suite

Newly fitted suite comprising of: W.C, wash hand basin, shower, central heating radiator, spotlights and vinyl flooring.

Bedroom Two

10' 6" x 10' 6" (3.20m x 3.20m)

Window to front elevation, central heating radiator and carpet.

Bedroom Three

10' 3" x 8' 11" (3.12m x 2.72m)

Window to front elevation, central heating radiator and carpet.

Bathroom

Window to side elevation, newly fitted suite comprising of: W.C, wash hand basin, shower over bath, central heating radiator, plantation shutters, downlights and vinyl flooring.

Loft Space

Insulated.

Rear Garden

Landscaped front garden with path to front door and gate to side. Side garden with slabbed courtyard style patio with views over Burton. Steps to south facing rear garden, with large paved patio and raised beds providing access to lounge. Further steps leading to large lawned area with a variety of trees and shrubs. All areas providing long reaching views over Burton







To view this property please contact Burchell Edwards on

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EPC Rating: D

Tenure: Freehold

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