



Huntingdon Road, Burton-On-Trent

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Property Description

Burchell Edwards are delighted to market this 3 Bedroom Semi Detached family home. The property is situated on a lovely road in the Stapenhill area and greets you with a large driveway which provides plenty of off road parking as well as pushing the property away from the road to offer a more peaceful setting. The property itself is finished to a lovely standard throughout and boasts: a wonderful living room, a spacious kitchen, a dining room, a downstairs W/C as well as a modern conservatory, all located on the ground floor of the property. On the first floor you are greeted to the landing which provides loft access, as well as access to 2 double bedrooms, a single bedroom and the property's family bathroom. Outside to the rear is an enclosed garden which is well-established, featuring raised planters and a seating area at the rear of the garden, sheltered by a charming pergola. Viewing of this wonderful property is a must!

Entrance Hallway

Window to side elevation, under stairs storage, central heating radiator and tiled flooring.

Guest W.C

W.C and wooden flooring.

Lounge

14' 1" max x 12' (4.29m max x 3.66m)
Window to front elevation, central heating radiator and wooden flooring.

Dining Room

10' 6" x 9' 11" (3.20m x 3.02m)
Doors to conservatory, central heating radiator and wooden flooring.

Kitchen

11' max x 7' 11" max (3.35m max x 2.41m max)
Window and door to rear elevation, a range of wall and base units with work surface over incorporating a sink with drainer unit, integrated oven and hob, integrated washing machine, central heating radiator, wooden flooring, storage cupboard and further storage outside in alley.

Utility Room

8' 6" x 4' 5" (2.59m x 1.35m)
Window to front elevation and wooden flooring.

Landing

Window to side elevation, loft access via hatch, storage cupboard and carpet.

Bedroom One

12' 6" max x 10' 11" (3.81m max x 3.33m)
Two windows to front elevation, central heating radiator and wooden flooring.

Bedroom Two

10' 9" x 9' 11" (3.28m x 3.02m)
Two windows to rear elevation, central heating radiator and wooden flooring.

Bedroom Three

9' 6" x 7' 8" (2.90m x 2.34m)
Window to front elevation, central heating radiator and wooden flooring.

Bathroom

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

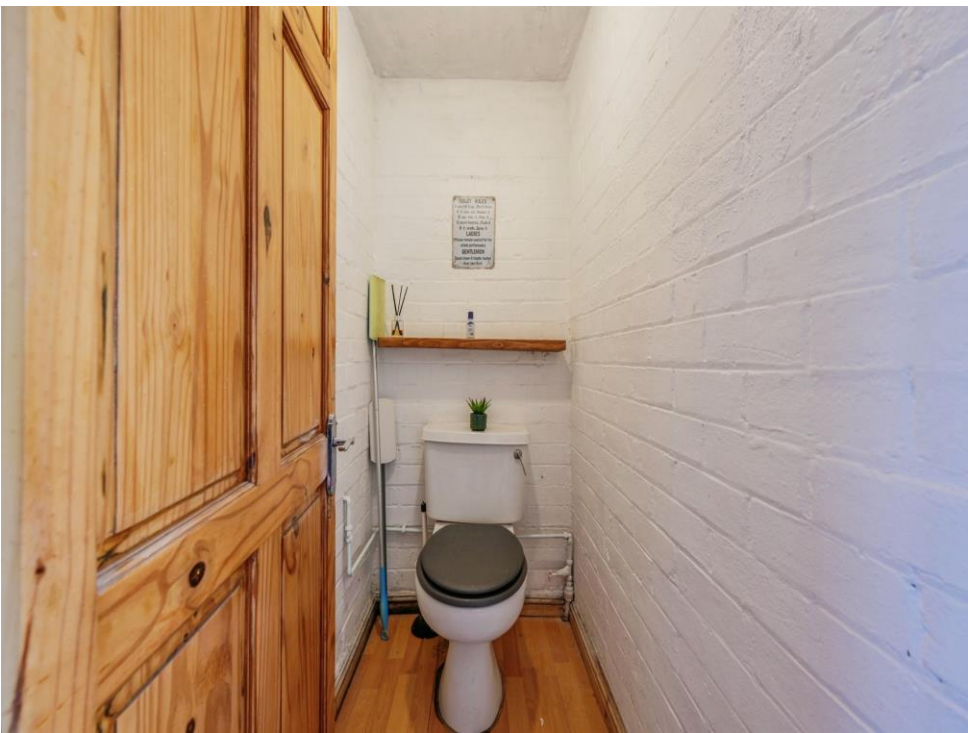
Loft Space

Insulated.

Rear Garden

Enclosed decked seating area, gravel area, concrete area, artificial lawn, concrete storage shed and soiled borders.

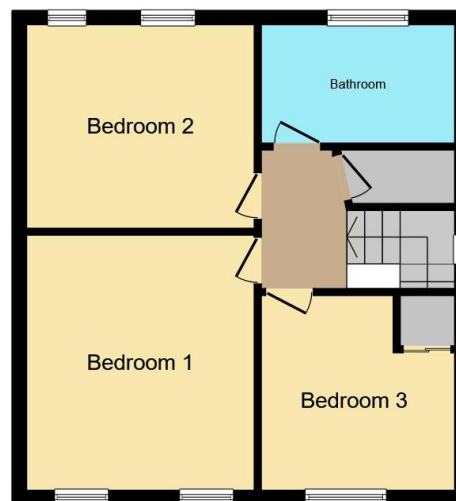








Ground Floor



First Floor

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: C

Tenure: Freehold

view this property online burchelledwards.co.uk/Property/BUT210533



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Property Ref: BUT210533 - 0003