

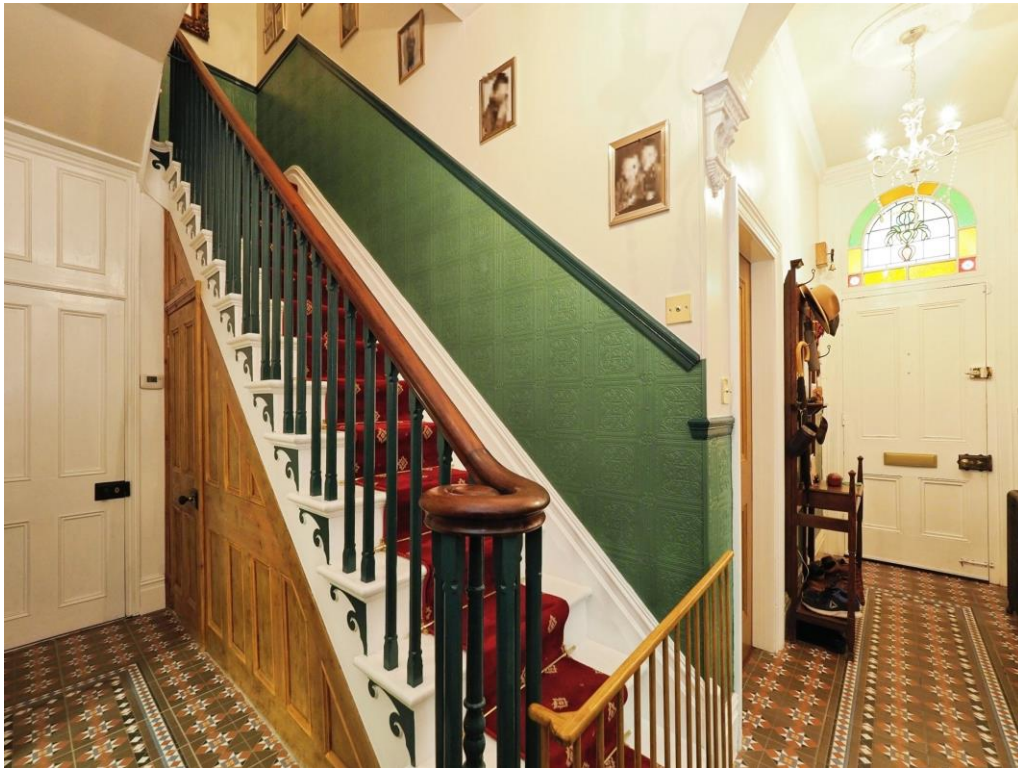


Bearwood Hill Road, Burton-On-Trent

burchell
edwards

Bearwood Hill Road, Burton-On-Trent, DE15 0JS

for sale offers over
£400,000



Property Description

An absolutely stunning period property located just a stones throw away from Burton town centre that offers beautiful character from floor to ceiling for a family to enjoy! Having a fantastic location, not far from the banks of the river Trent, this stunning family home has much to offer. With two large reception rooms, a large dry cellar, stunning extended kitchen, three double bedrooms and so much more! If character and style are part of your checklist, this is definitely the property for you! Along with this, the property has no upward chain for ultimate ease! Book your viewing with Burchell Edwards today!

Entrance Hallway

Original door and stained glass window to front elevation, stairs to first floor accommodation, tiled flooring and storage pantry.

Guest W.C

Double glazed window, W.C, wash hand basin, central heating radiator, tiled flooring and storage cupboard.

Cellar/ Utility

13' 1" x 13' 10" (3.99m x 4.22m)
Double glazed window to side elevation, power, lighting, central heating radiator, stone flooring and central heating boiler.

Lounge

14' x 14' 1" plus bay (4.27m x 4.29m plus bay)
Double glazed sash bay window to front elevation, stained glass window, solid oak flooring and open fire place.

Dining Room

14' x 13' 11" plus bay (4.27m x 4.24m plus bay)
Double glazed sash bay window to front elevation with shutter blinds, stained glass window, oak floorboards and central heating radiator.

Kitchen/ Breakfast Area

20' 7" x 11' 5" (6.27m x 3.48m)
Double glazed stained glass window to side elevation, double glazed sash window, a range of base units with solid oak work surface over incorporating a ceramic sink and drainer unit, double range style oven, extractor, tiling to splash prone areas, central heating radiator, space and plumbing for washing machine and dryer.



Landing

Large landing with double glazed window to rear elevation, central heating radiator and loft access via hatch.

Bedroom One

13' 11" x 13' 10" (4.24m x 4.22m)

Double glazed sash window to front elevation, stained glass window, central heating radiator and laminate flooring.

En-Suite

Double glazed sash window to front elevation, W.C, wash hand basin, double shower cubicle and central heating radiator.

Bedroom Two

13' 3" plus recess x 14' 1" (4.04m plus recess x 4.29m)

Double glazed sash window to front elevation, stained glass window to side elevation, central heating radiator, laminate flooring and feature fire place.

Bedroom Three

11' 9" x 11' 9" (3.58m x 3.58m)

Double glazed sash window to rear elevation, central heating radiator and laminate flooring.

Bathroom

Double glazing window to rear elevation, W.C, wash hand basin, shower over bath, central heating radiator, pendant light and tiled flooring.

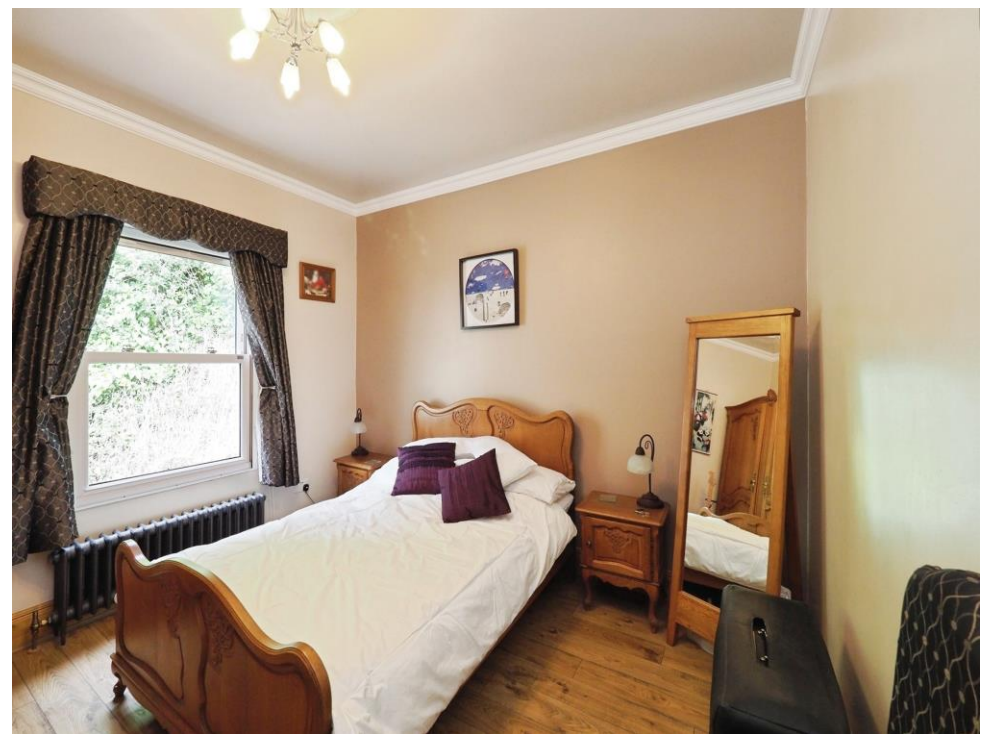
Front Garden

Block paved driveway providing off road parking for three vehicles.

Rear Garden

Block paved area and a large piece of land to side with great potential.









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

To view this property please contact Burchell Edwards on

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 BURTON-ON-TRENT DE14 1AN

EPC Rating: D Council Tax
 Band: C

Tenure: Freehold

view this property online burchelledwards.co.uk/Property/BUT210602



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