



Clough Drive, Burton-On-Trent

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Property Description

Your Next Move Starts Here!

Get ready to fall in love with this stylish and spacious three-bedroom townhouse, spread across three well-designed floors and perfect for modern living. Whether you're upsizing, investing, or buying your first home, this property offers everything you need and more!

Step inside and discover a modern breakfast kitchen, ideal for cooking, dining, and entertaining, a utility room and you'll also find a bright and inviting lounge, offering a relaxing retreat with plenty of space to unwind after a busy day.

The home features three generously sized bedrooms, providing flexibility for families, guests, or a home office setup. Outside, enjoy a private enclosed rear garden—perfect for summer evenings or weekend get-togethers. Plus, with a carport and garage, you'll have all the parking and storage space you need.

Located in a highly desirable area, this property benefits from excellent transport links, great schools, and a wide range of local amenities making everyday life easy and enjoyable.

When you buy with Burchell Edwards, you're choosing a trusted local agent who's passionate about property and committed to helping you every step of the way. From your first viewing to handing over the keys, we make moving simple, smooth, and stress-free.

Call Burchell Edwards in Burton to book your viewing today!

Garage

8' 7" x 17' 1" (2.62m x 5.21m)

Up and over door to front elevation, door to rear elevation, power and lighting.

Entrance Hallway

Double glazed window to side elevation, double glazed door to front elevation, central heating radiator and stairs to first floor accommodation.

Ground Floor W.C

W.C, wash hand basin, central heating radiator, extractor and tiled flooring.

Utility Room

6' 8" x 8' 8" (2.03m x 2.64m)

Double glazed door to garden, a range of wall and base storage units, sink with drainer unit, central heating radiator and central heating boiler housed.

First Floor Landing

Double glazed window to front elevation and central heating radiator.

Lounge

17' 6" x 15' 10" max (5.33m x 4.83m max)

Double glazed Juliet balcony to rear elevation, three double glazed windows, central heating radiator.

Kitchen

9' 4" x 10' 3" (2.84m x 3.12m)

Double glazed Juliet balcony with French doors, a range of wall and base units with work surface over incorporating a sink with drainer unit, space for dishwasher and fridge freezer, integrated cooker and hob, extractor hood, central heating radiator and tiled flooring.

Second Floor Landing

Central heating radiator and loft access via hatch.

Bedroom One

9' 9" x 12' 10" (2.97m x 3.91m)

Double glazed window to front elevation and central heating radiator.

En-Suite

Double glazed window to front elevation, W.C, wash hand basin with vanity storage and shower cubicle.

Bedroom Two

10' x 9' 9" (3.05m x 2.97m)

Double glazed window and central heating radiator.

Bedroom Three

11' 5" x 5' 8" (3.48m x 1.73m)

Double glazed window to rear elevation and central heating radiator.

Bathroom

Bath, W.C, wash hand basin, extractor and tiling to splash prone areas.

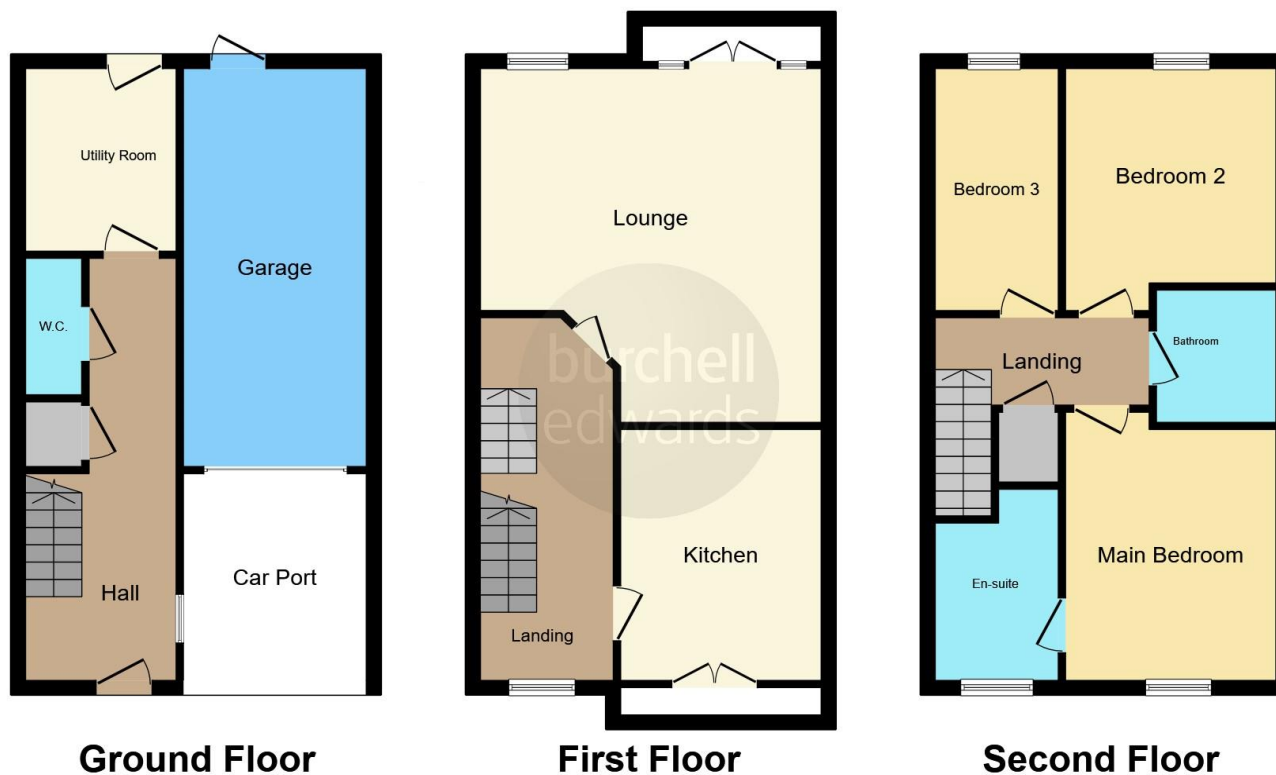
Rear Garden

Landscaped garden with slabbed patio area, laid to lawn, gravel beds, sun terrace and fencing to all boundaries.









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 Council Tax
 Band: C

Tenure: Freehold

view this property online burchelledwards.co.uk/Property/BUT210853



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