



Bells End Road, Walton-On-Trent, Swadlincote

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## Property Description

Burchell Edwards are delighted to market this exquisite 3 Bedroom Terraced family home. The property is situated on a lovely, private road in the heavily desired village of Walton-On-Trent. The property greets you with a brick paved driveway providing off road parking for multiple vehicles. The property itself is finished to a superb standard throughout and boasts a spacious downstairs compromising of: a wonderful living room to the front of the property, a spacious kitchen/diner to the rear of the property, as well as a downstairs W/C for ease of access. On the first floor of the property, you are greeted to a landing that provides access to: the property's loft space, a handy storage cupboard, two good sized double bedrooms, a generous sized single bedroom as well as the property's main bathroom. Outside to the rear is a private enclosed garden which boasts a well built outhouse that could be used for either storage or as an additional reception room, a large decking seating area as well as a artificial turf patch. Viewing really is essential of this peaceful, private property!

## Entrance Hallway

Wooden flooring and central heating radiator.

## Downstairs W.C

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

## Lounge

16' 11" x 11' 1" MAX ( 5.16m x 3.38m MAX )  
Window to front elevation, central heating radiator, log burner, wooden flooring.

## Kitchen

19' 8" max x 15' 2" max ( 5.99m max x 4.62m max )  
Patio doors to rear elevation, a range of wall and base units with work surface over incorporating a sink with drainer unit, integrated oven and hob, spotlights, wooden flooring, space and plumbing for washing machine.



## Landing

Carpet, loft access and storage cupboard housing central heating boiler.

## Bedroom One

13' 1" max x 10' 7" ( 3.99m max x 3.23m )  
Window to rear elevation, central heating radiator and wooden flooring.

## Bedroom Two

12' 5" x 9' 11" ( 3.78m x 3.02m )  
Window to front elevation, central heating radiator and wooden flooring.

## Bedroom Three

8' 1" x 7' 1" ( 2.46m x 2.16m )  
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, wooden flooring and spotlights.

## Front Garden

Driveway providing off road parking for multiple vehicles.

## Rear Garden

Artificial lawn, decked seating area, shared side access, and storage shed with electrics.

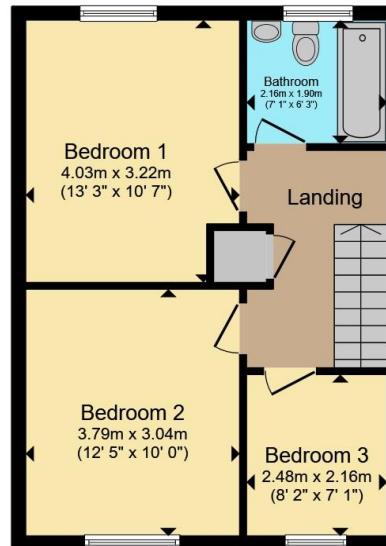








**Ground Floor**



**First Floor**

**Total floor area 97.2 m<sup>2</sup> (1,046 sq.ft.) approx**

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.propertybox.io](http://www.propertybox.io)



To view this property please contact Burchell Edwards on

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BURTON-ON-TRENT DE14 1AN

EPC Rating: C    Council Tax  
Band: B

Tenure: Freehold

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