



Harper Court, Burton-On-Trent





## Property Description

Burchell Edwards are delighted to market this 3 Bedroom Mid-Terraced house. The property is situated on a lovely, private road in the Horninglow area. The property greets you with an enclosed front garden that pushes the property back from the pavement providing a more peaceful setting. The property itself is finished to a superb standard and boasts a lovely downstairs comprising of: a wonderful living room, a compact kitchen and a modern conservatory. On the first floor of the property you will find a spacious landing which provides access to the: loft, a useful storage cupboard, 3 good sized bedrooms as well as the family bathroom. Outside to the rear is a large, private enclosed garden which contains: a lawn area, a slabbed paving area as well as some concrete storage areas. To finalise the exterior space, you will also find a garage paired with a parking space to the rear of the rear garden. Viewing really is essential of this lovely, spacious property!

## Entrance Porch

Storage cupboard and wooden flooring.

## Lounge

Gas fire, two central heating radiator and carpet.

## Dining Room

Window to front elevation, central heating radiator and wooden flooring.

## Kitchen

Window to front elevation, a range of wall and base units with work surface over incorporating a sink with drainer unit, integrated oven and hob, space and plumbing for washing machine, wooden flooring.

## Conservatory

Window and door to rear elevation, central heating radiator and tiled flooring.



## Landing

Loft access, storage cupboard and carpet.

## Bedroom One

Window to rear elevation, central heating radiator, carpet and built in wardrobe.

## Bedroom Two

Window to front elevation, central heating radiator and carpet.

## Bedroom Three

Window to rear elevation, central heating radiator and carpet.

## Bathroom

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

## Front Garden

Lawned area. concrete pathway enclosed by brick wall.

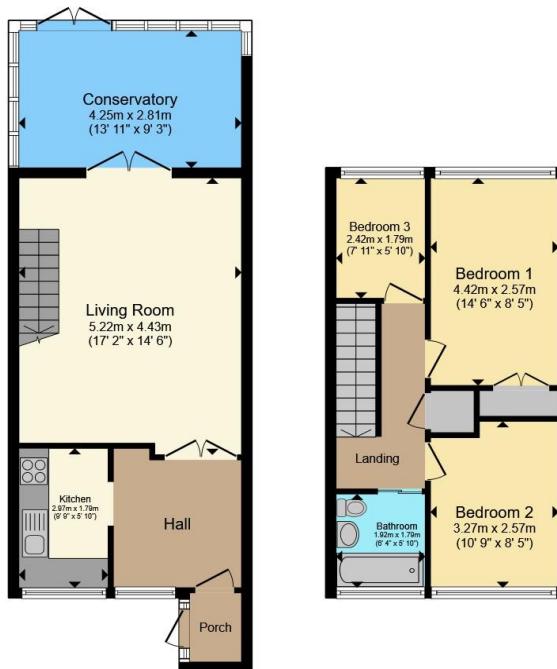
## Rear Garden

Lawned area, decking area, concrete storage area, gate to rear and access to garage.









**Ground Floor**

**First Floor**

**Total floor area 89.8 m<sup>2</sup> (966 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)



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BURTON-ON-TRENT DE14 1AN

EPC Rating: D    Council Tax  
Band: A

Tenure: Freehold

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