



Burton Road
Midway SWADLINCOTE



Property Description

Nestled within a sought-after courtyard setting, crafted by a well-regarded local builder in 2004. This property offers a blend of modern living and comfort. This home has been thoughtfully designed with contemporary finishes and stylish details throughout. A characterful split level three-bedroom end town house with enclosed private mature garden, garage and parking.

In brief the accommodation comprises:- To the ground floor-Study/bedroom 3, cloaks/wc, to the first floor is a spacious lounge and dining kitchen with integrated appliances. To the second floor is the generous master bedroom with stunning views and ensuite shower room, further guest bedroom and bathroom. Outside the property has off road parking to the front and side and an integral single garage. The rear garden is private and has brick/fenced boundaries, paved patio, decked patio and variety of mature shrubs.

Perfectly positioned on Burton Road, for ease of access into Burton on Trent (5 miles) Swadlincote (1 mile) and Ashby de la Zouch (5 miles) all enjoying an excellent range of local facilities including shops, schools, and regular bus services. The M42 at Ashby provides access to the midlands motorway network with Tamworth & Birmingham with an hour's drive and the scenic National Forest is on the doorstep.

Entrance Hallway

Having a front composite entrance door, open spindle staircase, central heating radiator and ceramic tiled flooring.

Cloakroom

Fitted with a two-piece white suite comprising low level WC and wash hand basin. Ceramic tiled splashbacks, ceramic tiled flooring, extractor fan and central heating radiator.

Ground Floor Study/bedroom 3

10' x 7' (3.05m x 2.13m)
Having timber double glazed window to the rear elevation and central heating radiator.

First Floor Landing

Having stairs to the second floor, open spindle balustrade and double-glazed skylight window.

Lounge

17' x 12' (5.18m x 3.66m)
A dual aspect room having double glazed window to the front elevation giving super views of the countryside, double opening double glazed timber French doors to the rear elevation giving access and aspect over the garden and two central heating radiators.

Dining Kitchen

17' 1" x 9' 1" (5.21m x 2.77m)

Kitchen Area

Fitted with a range of matching painted wall and base units with solid oak work surfaces over, composite sink unit with chrome mixer tap over, Bosch integrated electric fan assisted oven with six burner gas hob and extractor hood over, integrated Indesit dishwasher, integrated Hoover washing machine, integrated Bosch fridge/freezer, open display shelving, splashback tiling, under unit led strip lighting, timber double glazed window to the rear elevation giving aspect over the garden, ceramic tiled flooring and inset spotlights to the ceiling.

Dining Area

Having central heating radiator and double opening timber double glazed French doors to the rear elevation giving access and super aspect over the garden. Loft access.

Second Floor Landing

Having central heating radiator, loft access and double opening panelled doors giving access to a large airing cupboard housing the hot water cylinder.

Master Bedroom

16' 11" x 17' (5.16m x 5.18m)

max overall measurement including ensuite.

Having two double glazed roof-light windows to the side elevation, double glazed timber window to the front elevation with stunning views of the countryside, two central heating radiators, triple door fronted fitted range of wardrobes incorporating hanging rails and shelving.

En-Suite Shower Room

Refitted modern suite comprising:- - corner shower, wash basin fitted to vanity unit with storage beneath, comfort toilet, tall, heated towel rail, extractor fan, shaver charging and wall mounted storage cupboard.

Bedroom 2

12' 1" x 10' measured beneath sloping ceiling (3.68m x 3.05m measured beneath sloping ceiling)

Having a double-glazed roof-light window to the side elevation, central heating radiator.

Bathroom

Fitted with a three-piece white suite comprising of panelled bath, pedestal wash hand basin and low-level WC. Part ceramic tiled walls, ceramic tiled flooring, inset spotlights to the ceiling, wall mounted chrome heated towel rail, extractor fan and opaque double-glazed roof-light window.

Outside

To the front of the property is a courtyard shared with the neighbouring properties, light to the front door area. Private block paved driveway providing off road parking. The rear garden is private and has brick/fenced boundaries, paved patio, decked patio with new surround and variety of mature shrubs. Outside tap and outside light.









This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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Tenure:Freehold

EPC Rating: C

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