



Aspen Road  
Barton Under Needwood Burton-On-Trent

burchell  
edwards

# Aspen Road Barton Under Needwood Burton-On-Trent DE13 8LQ

for sale  
**£230,000**



## Property Description

Burchell Edwards are delighted to bring to market this well-finished and sizeable 3 bedroom Semi-Detached family home, situated on a lovely, private road in the desirable village of Barton. The property welcomes you with a well maintained front garden containing a lovely lawn patch and spacious brick paved driveway, providing off road parking for multiple vehicles, access to the property's garage as well as pushing the property away from the road offering an aspect of privacy. Internally, the property offers a ground floor consisting of: an open plan lounge/dining room, a functioning kitchen with plenty of storage space as well as internal access to the garage which can be utilised in a multitude of ways including parking. On the first floor of the property you will find: the master bedroom, which is a great sized double bedroom, a second double bedroom, a single bedroom as well as the property's main bathroom. Externally, the rear garden provides a truly peaceful setting which can be thoroughly enjoyed in the warmer months. With a patio slabbed seating area and a generous sized lawn patch, the garden presents a perfect relaxation area with a level of privacy. Viewing of this spacious property is essential!

## Entrance Hall

Carpet flooring, storage cupboard, pendant light, central heating radiator.

## Lounge

Carpet flooring, window to rear elevation, pendant light, central heating radiator.

## Kitchen

## Landing

Carpet flooring, pendant light, loft access

## Bedroom One

Wooden floor boards, window to rear elevation x2, pendant light, central heating radiator, storage cupboard.

## Bedroom Two

Carpet flooring, window to front elevation, pendant light, central heating radiator.

## Bedroom Three

Carpet flooring, window to front elevation, pendant light, central heating radiator.

## Family Bathroom

Carpet flooring, window to side elevation, low level flush W/C, hand wash basin, pendant light, central heating radiator, shower over bath.

## Front Garden

Well maintained lawn area, brick paved driveway providing off road parking for 1 vehicle as well as access to the property's garage.

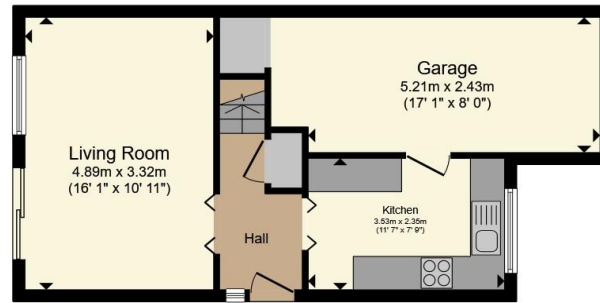
## Rear Garden

Enclosed rear garden, patio slabbed seating area, well maintained lawn area, gate leading to front of property.

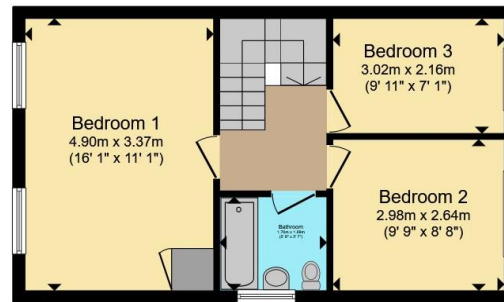








**Ground Floor**



**First Floor**

Total floor area 86.5 m<sup>2</sup> (931 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

**T 01283 530 169**  
**E [burton@burchelledwards.co.uk](mailto:burton@burchelledwards.co.uk)**

Britannia House Station Street  
BURTON-ON-TRENT DE14 1AN

EPC Rating: D Council Tax  
Band: B

Tenure: Freehold

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