



Bridgewater Road, Burton-on-Trent



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2

£380,000



Key Features

- Well Presented Family Home
- Peaceful Cul De Sac Location
- Fronting The Trent & Mersey Canal
- 1.5 Miles from Burton Town Centre
- Generous & Well Appointed Accommodation
- Superb Breakfast Kitchen & Utility
- EPC rating C
- Freehold





An exceptionally well presented detached family home offering generous and well proportioned accommodation. Situated in a peaceful cul de sac and fronting the Trent & Mersey Canal. This is a sizeable property though the principle appeal is likely to be the well appointed dining kitchen, additional to which is a very generous lounge, study, cloak room and utility room. On the first floor a landing leads to the master bedroom with en-suite shower room, three further good sized bedrooms and bathroom. Externally the property is complemented by an enclosed rear garden together with a single garage.

Accommodation In Detail

Entrance door leading to:

Reception Hall

having polished tiled floor, one central heating radiator, spindled staircase rising to first floor and understairs store cupboard.

Guest Cloak Room

having suite comprising wc and wash basin and one central heating radiator.

Lounge 7.07m x 3.42m (23'2" x 11'2")

having two central heating radiators, windows to front and rear elevations and feature panelling to one wall.

Study 3.14m x 2.79m (10'4" x 9'2")

having window to front elevation and one central heating radiator.

Kitchen 5.27m x 4.4m (17'4" x 14'5")

having stainless steel sink with mixer tap set into a wood effect work top with complementary surrounds, matching wall mounted units, four ring gas hob with extractor canopy over, stainless steel splashback, high gloss fronted base cupboards and drawers including saucepan drawer, concealed dishwasher, built-in oven and grill, integrated fridge and freezer, polished tiled floor, two central heating radiators, windows to rear and side elevation, French doors opening out to the rear and two skylights.

Utility Room 1.8m x 1.58m (5'11" x 5'2")

having part glazed door to side elevation, one central heating radiator, base cupboard, wall mounted cupboard, work top and appliance space.

On The First Floor

Landing

having one central heating radiator.

Master Bedroom 3.45m x 3.4m (11'4" x 11'2")

having window to front elevation, one central heating radiator and built-in double and single wardrobes.

En-Suite

having twin sized shower cubicle, wc, wash basin with tiled splashback, one central heating radiator and window to front elevation.

Bedroom Two 3m x 2.94m (9'10" x 9'7")

having one central heating radiator and window to rear elevation.

Bedroom Three 3.68m x 2.26m (12'1" x 7'5")

having one central heating radiator and window to rear elevation.

Bedroom Four 4.21m x 3.74m (13'10" x 12'4")

having one central heating radiator and window to front elevation.





Bathroom

having three piece white suite comprising bath with shower over and glazed shower screen, wc and wash basin, tiled surrounds, one central heating radiator and window to rear elevation.

Outside

There is an enclosed garden to the rear which is laid to lawn with a patio area and pedestrian access to the side and to the garage. To the front is a driveway providing car-standing, a small fore garden and a single garage.



Services

All mains services are believed to be connected to the property.

Measurement

The approximate room sizes are quoted in metric. The imperial equivalent is included in brackets.

Tenure

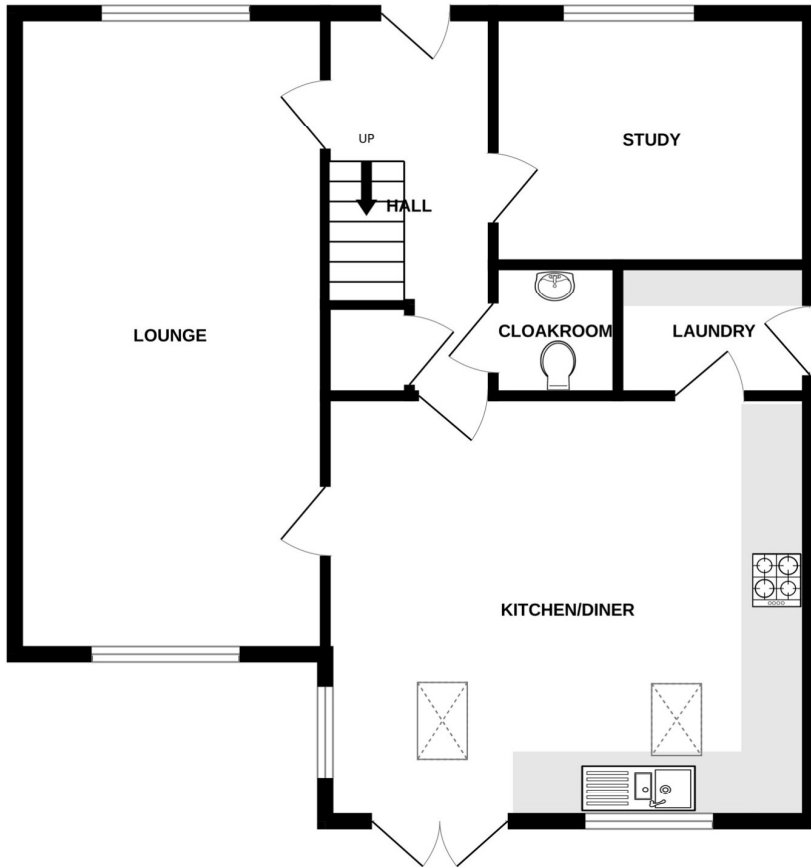
Freehold - with vacant possession upon completion. Newton Fallowell recommend that purchasers satisfy themselves as to the tenure of the property and we would recommend that they consult a legal representative such as a Solicitor appointed in their purchase.

Note

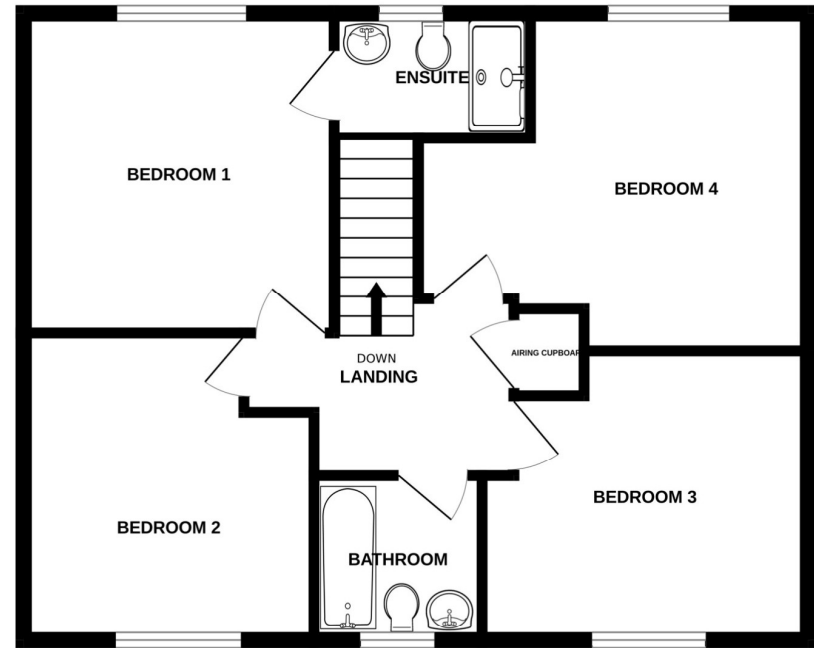
The services, systems and appliances listed in this specification have not been tested by Newton Fallowell and no guarantee as to their operating ability or their efficiency can be given. Anti-Money Laundering Regulations – Intending purchasers will be required to provide identification documents via our compliance provider, Coadjute, at a cost of £45 plus VAT per transaction. This will need to be actioned at the offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.



GROUND FLOOR
777 sq.ft. (72.1 sq.m.) approx.

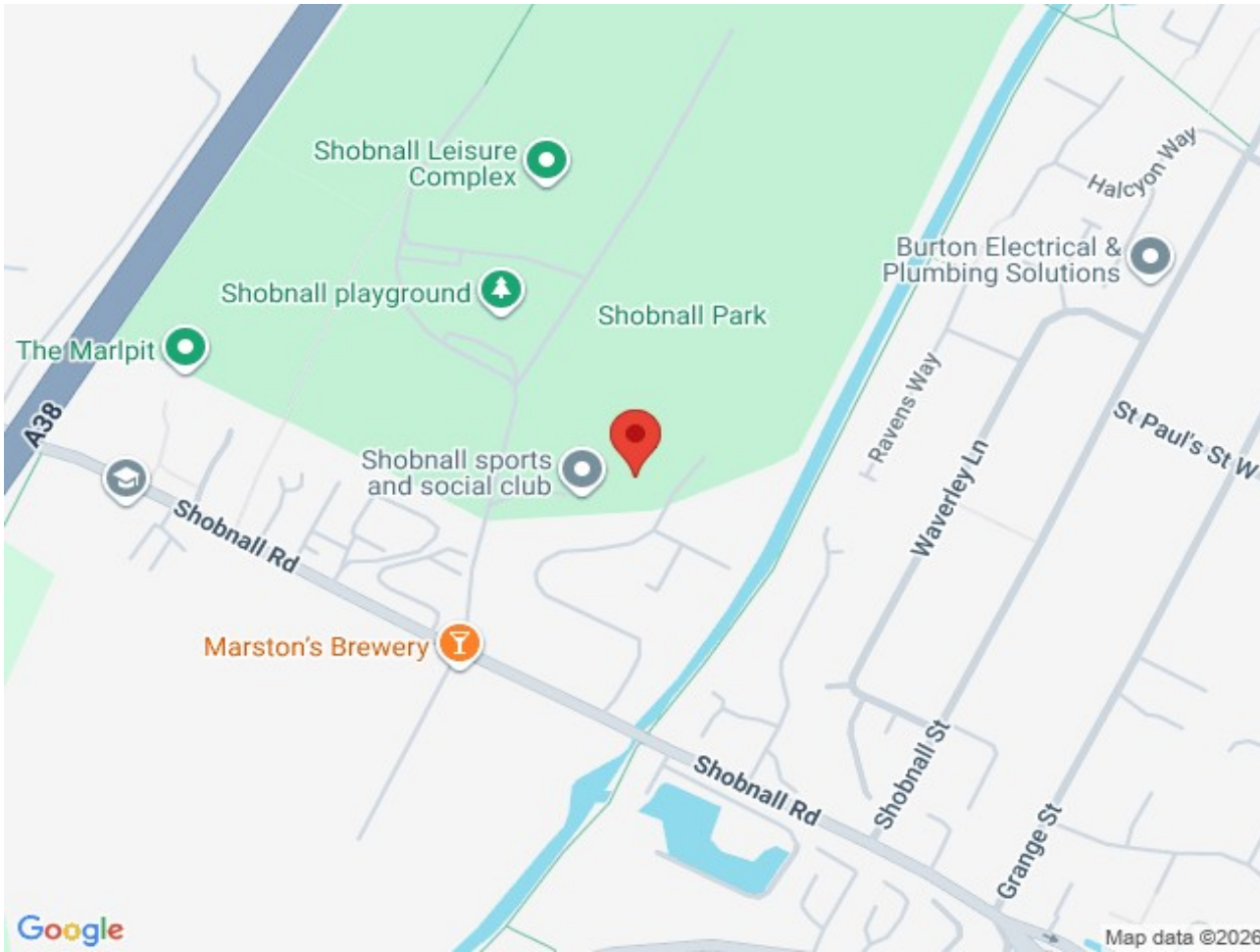


1ST FLOOR
646 sq.ft. (60.0 sq.m.) approx.



TOTAL FLOOR AREA : 1423 sq.ft. (132.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	80 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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