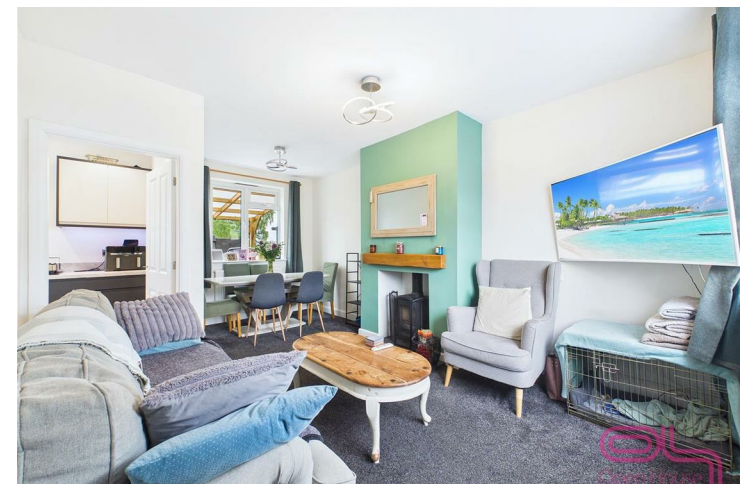




Somerset Road, Burton-On-Trent, DE15 9HY

£210,000



**Somerset Road, Burton-On-Trent, DE15  
9HY  
£210,000**

A well-presented three-bedroom semi-detached home offering versatile accommodation, generous outside space and ample off-road parking. The ground floor includes a spacious living and dining room with a wood-burning stove, a fitted kitchen and a separate snug that could also suit those requiring a home office or playroom.

Upstairs are three bedrooms and a stylish contemporary shower room. Outside, the extensive block-paved frontage provides parking for multiple vehicles, while the substantial rear garden incorporates a covered entertaining area, artificial lawn and a separate play area.

Somerset Road is conveniently positioned for local shops, schools and everyday amenities, with Burton upon Trent town centre and surrounding road connections within easy reach. Viewing is highly recommended to fully appreciate the accommodation and outside space available.

**Entrance Hallway**

The property is entered through a modern composite front door into a central hallway, with doors leading to the principal ground-floor rooms and stairs rising to the first floor.

**Living and Dining Room**

A spacious and versatile reception room offering clearly defined areas for both relaxing and dining. A large front-facing window provides plenty of natural light, while the focal point of the room is a wood-burning stove set within a recessed fireplace,



complemented by a substantial timber mantel and feature-painted chimney breast. A further window overlooks the rear garden, and a door provides access to the kitchen.

#### Snug

A useful second reception room located at the front of the property. Currently arranged as a gaming room, this versatile space could alternatively serve as a playroom, study, or home office.

#### Kitchen

Positioned at the rear of the property, the spacious fitted kitchen offers a selection of wall and base storage units with work surfaces providing space for food preparation. There is also access leading directly outside to the covered seating area and rear garden.

#### First-Floor Landing

The landing provides access to all three bedrooms and the shower room.

#### Bedroom One

A well-proportioned principal bedroom with a front-facing window allowing natural light into the room and space for a range of bedroom furniture.

#### Bedroom Two

A comfortable second bedroom overlooking the rear of the property, offering space for bedroom furniture and flexible use to suit the purchaser's requirements.

#### Bedroom Three

A third bedroom that would be equally suitable as a child's bedroom, nursery or dedicated home office.

#### Shower Room

A newly fitted and stylish shower room fitted with a

generous walk-in shower enclosure featuring a rainfall shower head and additional handheld attachment. The suite is completed by a wash hand basin set within a modern vanity unit, a WC and mirrored storage. Large grey wall panels, complementary tiled flooring and recessed ceiling lighting provide a smart finish.

#### Outside

##### Front

The property benefits from an extensive block-paved frontage providing ample off-road parking for multiple vehicles. A gated side entrance gives access to the rear garden.

##### Rear Garden

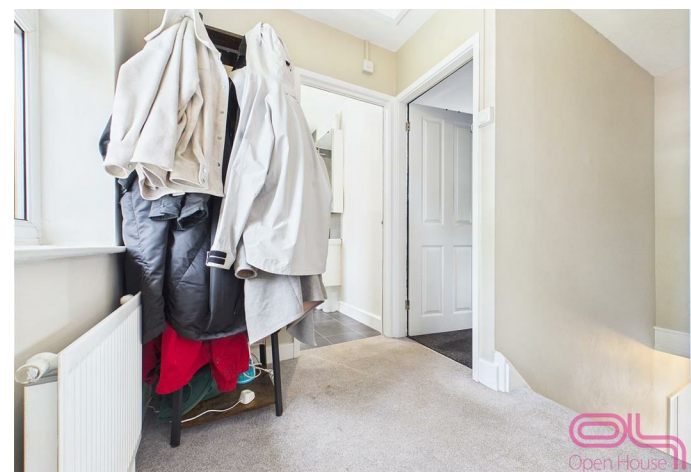
The generous enclosed rear garden has been arranged with family life and outdoor entertaining in mind. Immediately outside the property is a raised paved seating area beneath a substantial covered structure, creating a sheltered space for dining and relaxing throughout much of the year.

Steps lead down to an especially large lawn, and beyond this is a separate bark-covered play area with a substantial wooden climbing frame, swings and slide. A timber storage shed is also present, while fencing encloses the garden and provides defined boundaries.

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#### Additional Information

We wish to clarify that these particulars should not be relied upon as a statement or representation of fact and do not constitute any part of an offer or contract. Buyers should satisfy themselves through inspection or other means regarding the correctness of the





statements contained herein.

Please note that we have not tested or verified the condition of the services connected to the property, including mains gas, electricity, water or drainage systems. Similarly, we cannot confirm the working order or efficiency of any appliances, heating systems, or electrical installations that may be included in the sale. Prospective purchasers are therefore advised to carry out their own independent investigations and surveys before entering into a legally binding agreement.



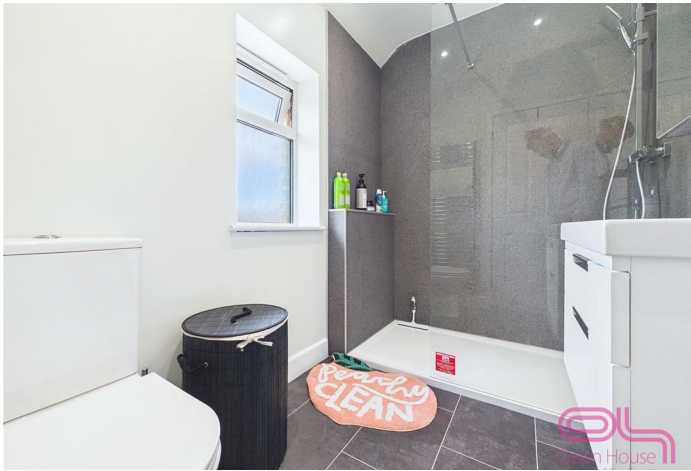
#### Money Laundering Regulations 2003:

In accordance with the Money Laundering Regulations 2003, we are obligated to verify your identification before accepting any offers.

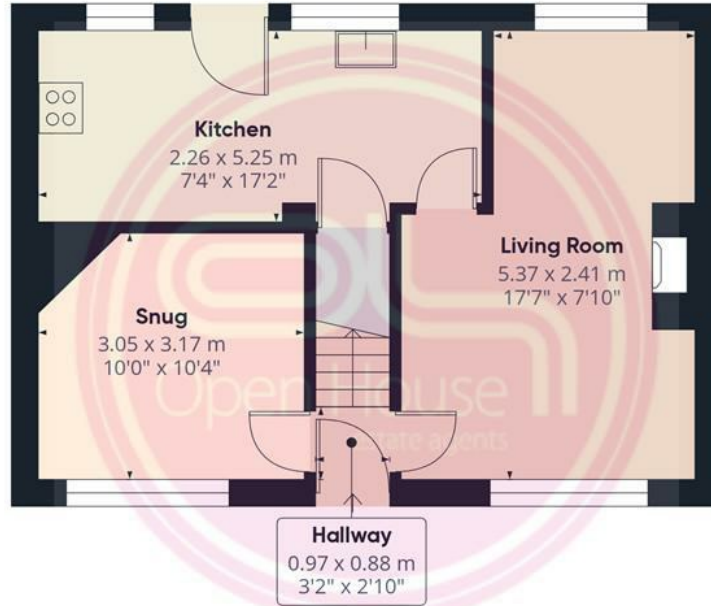
#### Floorplans:

We take pride in providing floorplans for all our property particulars, which serve as a guide to layout. Please note that all dimensions are approximate and should not be scaled.

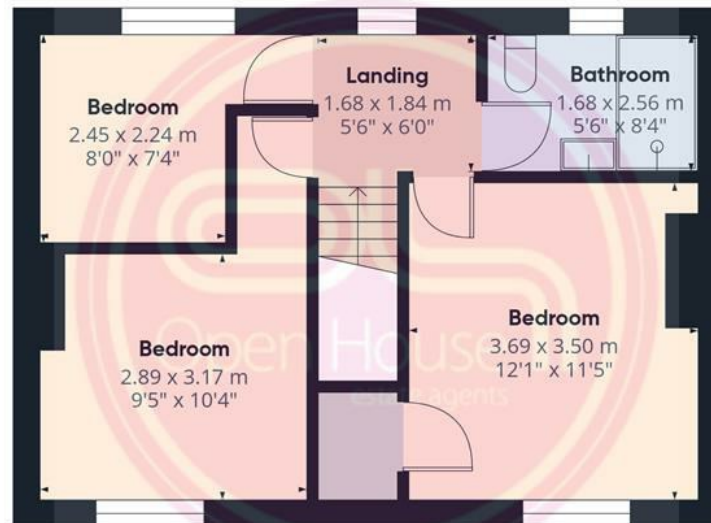








Floor 0



Floor 1

**GLA<sup>(1)</sup>**

88.9 m<sup>2</sup>  
956.87 ft<sup>2</sup>

**Total**

88.9 m<sup>2</sup>  
956.87 ft<sup>2</sup>

(1) Finished, above grade

Ext. wall thickness assumed: 15.24  
cm/6 in


Calculations reference the ANSI-Z765  
standard. Measurements are  
approximate and not to scale. This  
floor plan is intended for illustration  
only.

GIRAFFE360



## ENERGY PERFORMANCE CERTIFICATE

### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>81</b>
(55-68) <b>D</b>	<b>67</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### LOCAL AUTHORITY

East Staffordshire

### TENURE

Freehold

### COUNCIL TAX BAND

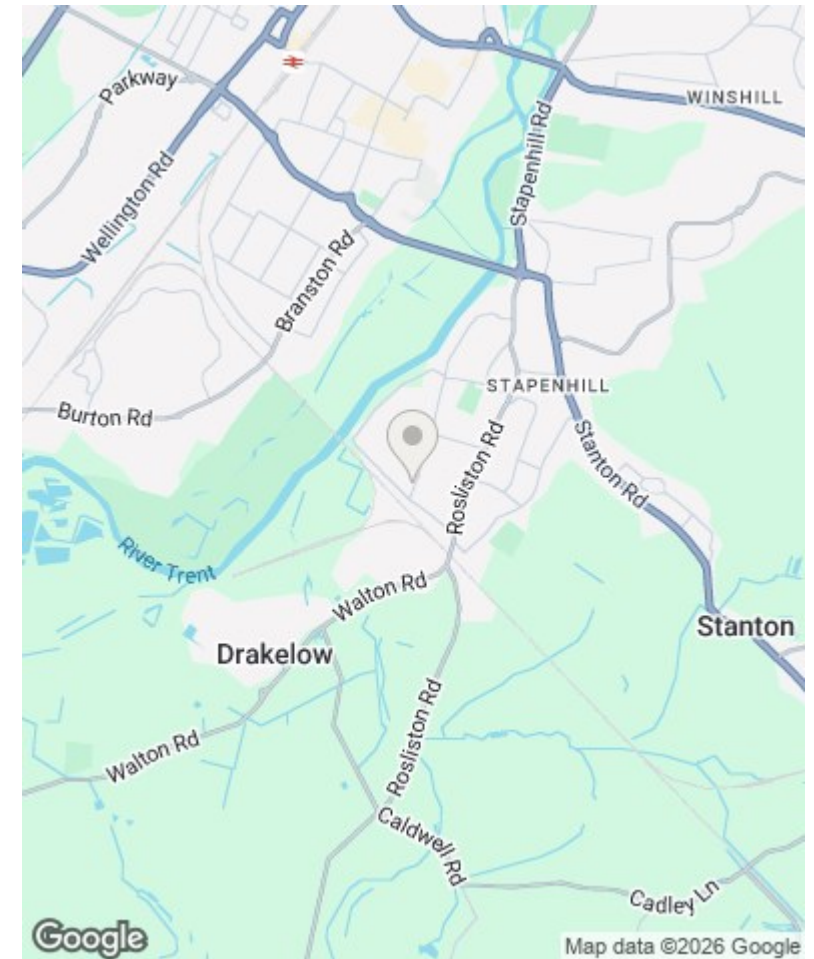
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### VIEWINGS

By prior appointment only

## PROPERTY SUMMARY

- HUGE GARDEN – REFITTED KITCHEN AND BATHROOM – TWO RECEPTION ROOMS
- Wood-Burning Stove
- Three-Bedroom Semi-Detached
- Spacious Living / Dining Room
- Covered Outdoor Entertaining Area
- Large Block-Paved Frontage Providing Ample Parking
- Convenient Location Near To Schools and Amenities



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