



Bridgewater Road, BURTON-ON-TRENT

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## Property Description

This well-presented, double-fronted detached home sits proudly on a highly sought-after estate in Burton on Trent, offering impressive space and modern living throughout. Perfect for families or anyone seeking generous accommodation, this property delivers both style and practicality.

Inside, the welcoming entrance hallway leads to a modern kitchen/diner with integrated appliances, a separate utility room, a spacious lounge, a dedicated study, and a convenient downstairs WC.

The first floor offers four bedrooms, including a main bedroom with en-suite, along with a contemporary four-piece family bathroom.

Externally, the home features a driveway and garage to the front, while the rear boasts a good-sized, well-maintained garden—ideal for entertaining, relaxing, or family play. Built in 2014, the property has been beautifully maintained and offers excellent space both inside and out.

This impressive home truly needs to be seen to be fully appreciated — book your viewing today with Burchell Edwards in Burton-on-Trent.

## Entrance Hallway

Composite door to front elevation, central heating radiator, ceramic tiled flooring, under stairs storage cupboard.

## Guest W.C

Double glazed window to side elevation, W.C, wash hand basin and central heating radiator.

## Study

Double glazed window to front elevation and central heating radiator.

## Lounge

Double glazed window to front elevation and central heating radiator.

## Kitchen

Double glazed window and door to garden, a range of wall and base units with work surface over incorporating a sink with drainer unit, electric double oven, cooker hood, integrated dishwasher.

## Utility Room

Double glazed door to garden, wall and base storage units, sink with drainer unit.

## Bedroom One

Double glazed window to front elevation, central heating radiator and two built in storage cupboards.

## En-Suite

Double glazed window to front elevation, shower cubicle, W.C, wash hand basin, central heating radiator and extractor.

## Bedroom Two

Double glazed window and central heating radiator.

## Bedroom Three

Double glazed window to rear elevation and central heating radiator.

## Bedroom Four

Double glazed window to rear elevation and central heating radiator.

## Bathroom

Double glazed window to rear elevation, bath with shower over, W.C, wash hand basin, central heating radiator, extractor and half tiled walls.

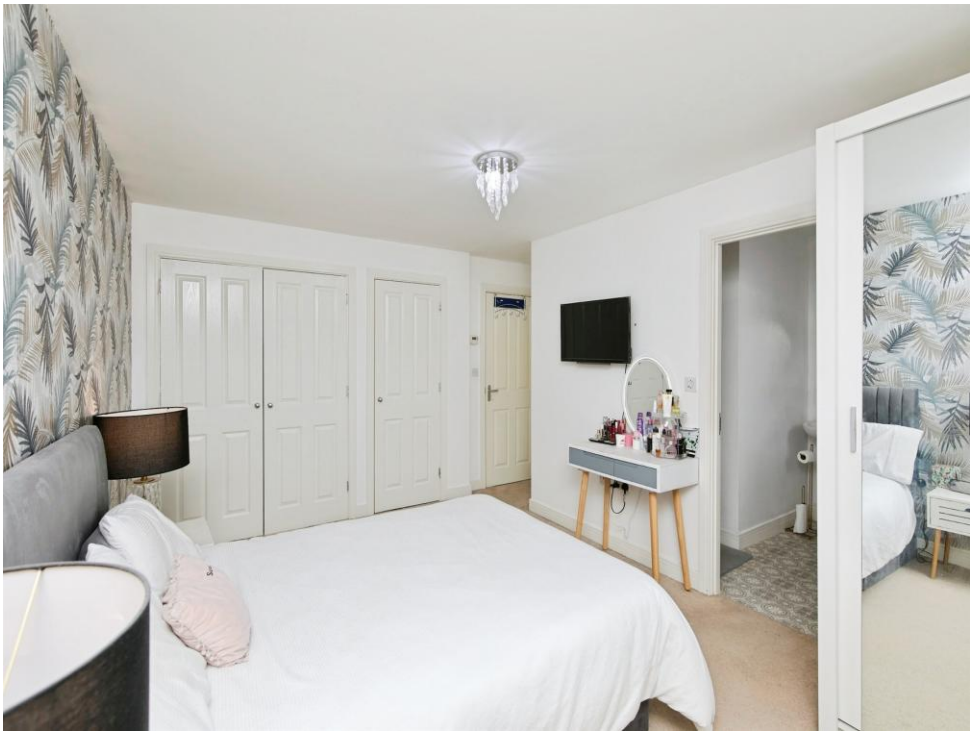
## Rear Garden

Slabbed patio, laid to lawn and fencing to all boundaries.

## Garage

Up and over door to front elevation.

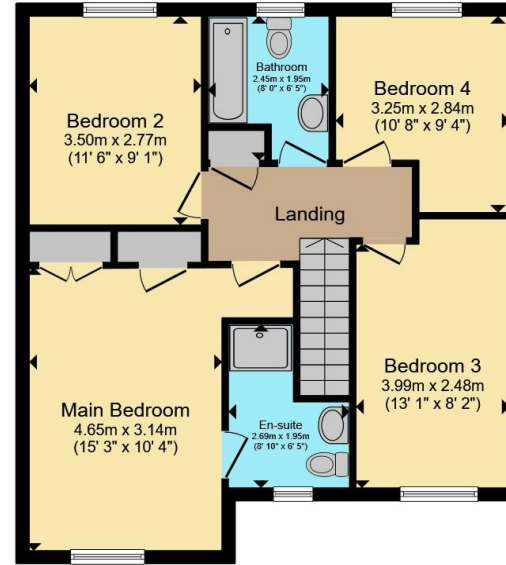








**Ground Floor**



**First Floor**

Total floor area 141.2 m<sup>2</sup> (1,519 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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EPC Rating: C Council Tax  
 Band: E

Tenure: Freehold

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