



Hawthorn Avenue  
Burton-On-Trent

burchell  
edwards



## Property Description

Burchell Edwards are delighted to bring to market this exceptionally well-finished and sizeable 3 bedroom Detached family home, situated on a lovely private road on a new build estate. Conveniently located, the property is well connected to main transport routes in-and-out of Burton-on-Trent and is within a moments' drive of the A38 to Derbyshire/Birmingham in either direction. The property welcomes you with an driveway to the side of the property providing off-road parking for multiple vehicles as well as access to the garage. Internally, the property has been finished to a modernised standard throughout and offers a ground floor consisting of: a lovely, wide entrance hall, a spacious lounge, a wonderful kitchen/diner, a functioning utility room along with a downstairs W/C for the ultimate convenience. On the first floor of the property you are greeted to an expansive landing which provides access to: the loft space, a storage cupboard, three double bedrooms along with the property's main bathroom which has been finished to a modern standard. The master bedroom also contains its own personal ensuite making it the ultimate master. Externally, the rear garden provides a truly peaceful setting which can be thoroughly enjoyed in the warmer months. With a patio seating area and a generous sized lawn area, the garden presents a perfect relaxation area. Viewing of this lovely property is essential.

## Entrance Hall

Composite front door, laminate flooring, central heating radiator.

## Downstairs W/C

Low level flush W/C, hand wash basin, central heating radiator.

## Lounge

Three UPVC windows, carpet flooring, two central heating radiators.

## Kitchen

Two UPVC windows, laminate flooring,

integrated cooker/hob, sink, french doors to the garden, integrated fridge/freezer, floor and eye level units, central heating radiator.

## Utility Room

Composite door to the driveway, boiler location, understairs storage, central heating radiator.

## Bedroom One

UPVC window, carpet flooring, integrated wardrobes, en-suite, central heating radiator.

## En-Suite

UPVC window, laminate flooring, shower, hand wash basin, low level flush W/C, central heating radiator.

## Bedroom Two

UPVC window, carpet flooring, central heating radiator.

## Bedroom Three

UPVC window, carpet flooring, central heating radiator.

## Family Bathroom

UPVC window, laminate flooring, bath, shower, hand wash basin, low level flush W/C, half tiled walls, central heating radiator.

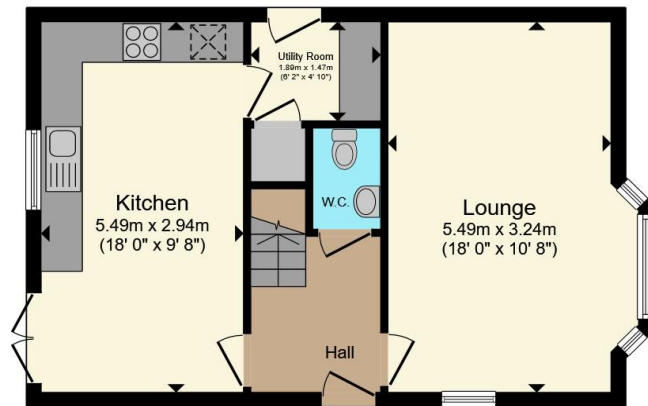
## Outside

Externally we have a driveway providing off road parking for multiple vehicles as well as access to the property's garage. To the rear we have a low maintenance lawned garden with patio seating area.

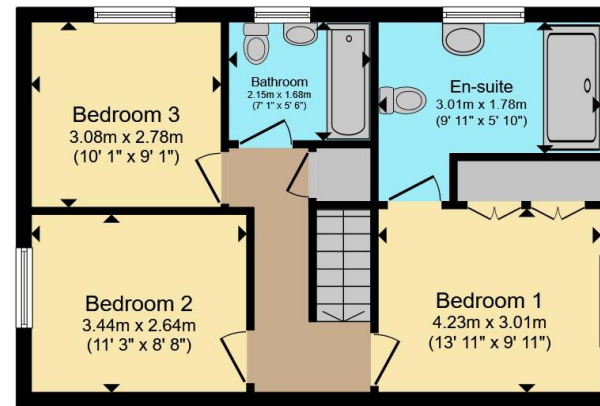








**Ground Floor**



**First Floor**

Total floor area 91.6 m<sup>2</sup> (986 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

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EPC Rating: B Council Tax  
 Band: D

Tenure: Freehold

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1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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