



Beaconsfield Road  
Burton-On-Trent

burchell  
edwards



### Property Description

Burchell Edwards are delighted to bring to market this exceptionally well-finished and sizeable 3 bedroom Semi-Detached family home, situated on a lovely private road. 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: an entrance hall, a spacious lounge and a wonderful kitchen/diner. On the first floor of the property you are greeted to a landing area which provides access to: the loft space, two double bedrooms, a good sized single room along with the property's main bathroom which has been finished to a modern standard. Externally, the rear garden provides a truly peaceful setting which can be thoroughly enjoyed in the warmer months. With a tiered aspect, this garden provides several, beautiful patio seating areas along side a generous sized lawn area. The garden truly presents the perfect relaxation area. Viewing of this lovely property is essential.

### Lounge

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

### Kitchen/Diner

Wooden flooring, window to rear elevation x2, central heating radiator, spotlights, cupboards over counters, integrated oven & hobs, door leading to rear garden, pantry cupboard, stainless steel sink & drainer, plumbing for washer.

### Bedroom One

Carpet flooring, window to rear elevation, central heating radiator, pendant light. built in wardrobes and storage drawers above.

### Bedroom Two

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

### Bedroom Three

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

### Family Bathroom

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

### Front Garden

Tarmac driveway providing off road parking for multiple vehicles as well as access to the property's garage, decorative gravel area.

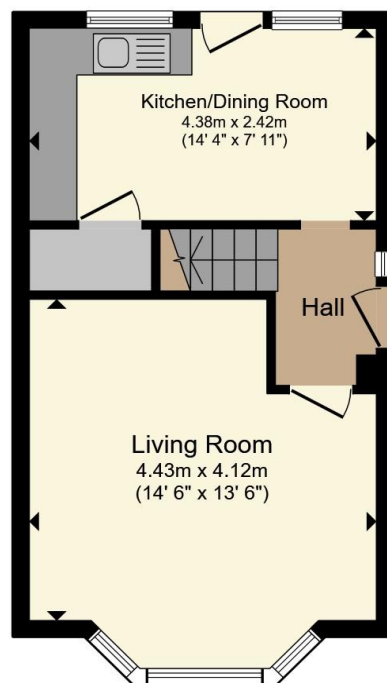
### Rear Garden

Patio slabbed seating area, side gate leading to driveway, access into the property's garage, spacious lawn area with further seating areas.

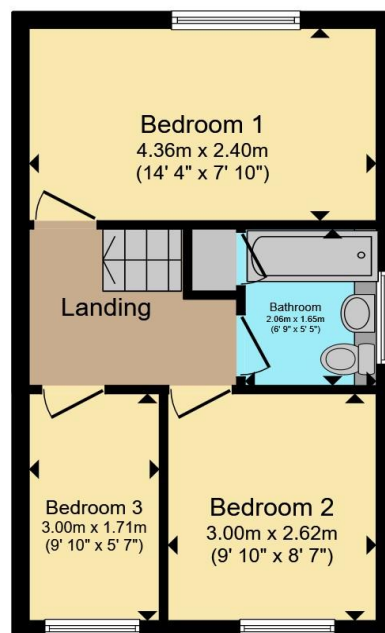








**Ground Floor**



**First Floor**

Total floor area 67.5 m<sup>2</sup> (727 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: C Council Tax  
 Band: B

Tenure: Freehold

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Property Ref: BUT211459 - 0002