



Orchid Close, Burton-On-Trent

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Orchid Close, Burton-On-Trent, DE15 9FH

for sale offers in the region of
£295,000



Property Description

Burchell Edwards are delighted to market this 3 Bedroom Detached family home, situated in the sought-after Stapenhill area of Burton on Trent. This property offers a modern and contemporary feel, with move-in ready finishes throughout. The property is spread across 2 stories, providing ample space for family living.

On the ground floor, you will find a stylish designer kitchen and a spacious dining room, both finished to a high standard with modern décor. The ground floor also benefits from a beautifully appointed downstairs toilet, ideal for guests and everyday use.

The first floor of the property features 3 good-sized double bedrooms, with the master having built in double wardrobe storage, each offering plenty of space and natural light. The modern bathroom is both spacious and beautifully appointed, catering perfectly to family needs.

Outside, the rear garden is a true highlight, with a 3-tier lawned garden providing multiple areas for relaxation and play. A large entertaining patio offers the perfect space for al fresco dining or hosting guests.

Additional features of the property include off-road parking via a driveway, a single garage, and a quiet cul-de-sac location, ensuring privacy and peace.

For families, the property is ideally located near a range of excellent schools, including Stapenhill Primary School and the Paulette high school, both offering outstanding education and a short commute from the property. Book your viewing with Burchell Edwards today!

Frontage

Slated frontage to add kerb appeal.

Entrance Hallway

Composite front door and central heating radiator.

Guest W.C

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

Lounge

16' 8" x 11' 3" (5.08m x 3.43m)

Double glazed windows to front and rear elevations, central heating radiator and laminate flooring.

Dining Room

13' 9" x 8' 1" (4.19m x 2.46m)

Double glazed patio doors to rear elevation, central heating radiator, laminate flooring and stairs to first floor accommodation.

Kitchen

8' 10" x 8' (2.69m x 2.44m)

A range of wall and base units with work surface over incorporating a sink with drainer unit, electric oven and hob, integral fridge freezer, integral washing machine and integral dish washer, double glazed window to front and Worcester Bosch central heating boiler within cupboard.

Landing

Double glazed window to front elevation, loft access, central heating radiator and storage cupboard.

Bedroom One

8' 6" x 11' 7" (2.59m x 3.53m)

Double glazed window to rear elevation, central heating radiator and fitted double wardrobes.

Bedroom Two

8' 6" x 7' 11" (2.59m x 2.41m)

Double glazed window to rear and central radiator.

Bedroom Three

10' 7" x 10' 5" (3.23m x 3.17m)

Double glazed window to front and central heating radiator.

Bathroom

Double glazed window to front elevation, W.C, wash hand basin, p shaped bath, heated towel rail, shaver point, extractor fan and half tiled walls.

Garage

17' 2" x 8' 2" (5.23m x 2.49m)

Up and over doors, power and lighting.

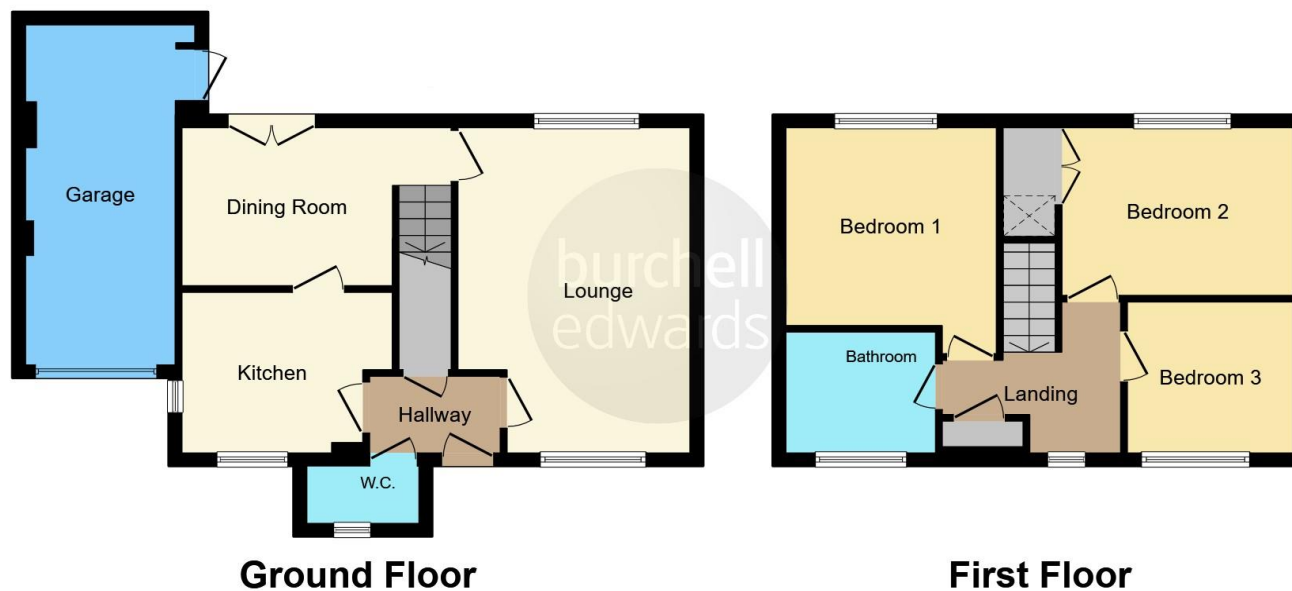
Rear Garden

Two tiered garden with slabbed patio and lawned area.









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.focalagent.com

To view this property please contact Burchell Edwards on

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 BURTON-ON-TRENT DE14 1AN

EPC Rating: D Council Tax
 Band: C

Tenure: Freehold

view this property online burchelledwards.co.uk/Property/BUT210842



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