



Farman Row
Burton-On-Trent

burchell
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Property Description

Burchell Edwards are delighted to bring to market this exceptionally well-finished and sizeable 3 bedroom End-Terraced family home, situated on a lovely private road just off of the Henhurst area. 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 extensive driveway providing off-road parking for multiple vehicles. Internally, the property has been finished to a modernised standard throughout and offers a ground floor consisting of: a spacious lounge and a wonderful kitchen/diner with downstairs W/C coming off of it. On the first floor of the property you will find: the master bedroom which is a great sized double bedroom with integrated storage, another 2 well sized bedrooms 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 patio slatted seating area and a generous sized lawn patch, the garden presents a perfect relaxation area. Viewing of this lovely property is essential.

Guest W.C

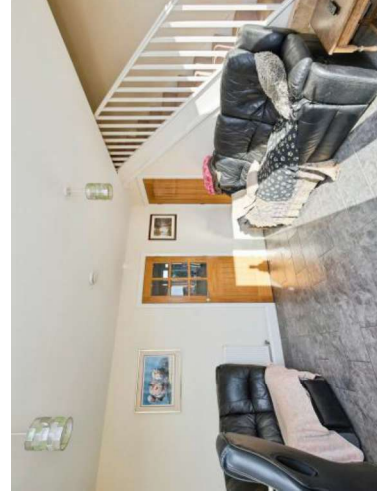
Window to side elevation, W.C, wash hand basin, central heating radiator and wooden flooring.

Lounge

16' 7" into recess x 14' 1" (5.05m into recess x 4.29m)
Two windows and patio doors to rear elevation, central heating radiator, tiled flooring, storage cupboard.

Kitchen

16' 7" x 9' 3" (5.05m x 2.82m)
Two windows to front elevation, a range of wall and base units with work surface over incorporating a sink with drainer unit, integrated oven and hob, spotlights, central heating radiator, wooden flooring, central heating boiler housed, space and plumbing for washing machine.



Landing

Loft access via hatch, carpet and central heating radiator.

Bedroom One

13' 4" x 11' 5" max (4.06m x 3.48m max)
Window to rear elevation, central heating radiator, carpet and built in double wardrobe.

Bedroom Two

.8' 9" x 7' 8" (2.67m x 2.34m)
Window to front elevation, central heating radiator and carpet.

Bedroom Three

7' 8" x 7' 5" (2.34m x 2.26m)
Window to front elevation, central heating radiator and carpet.

Bathroom

Bath with shower over, W.C, wash hand basin, central heating radiator, spotlights, tiled flooring and floor to ceiling wall tiles.

Loft Space

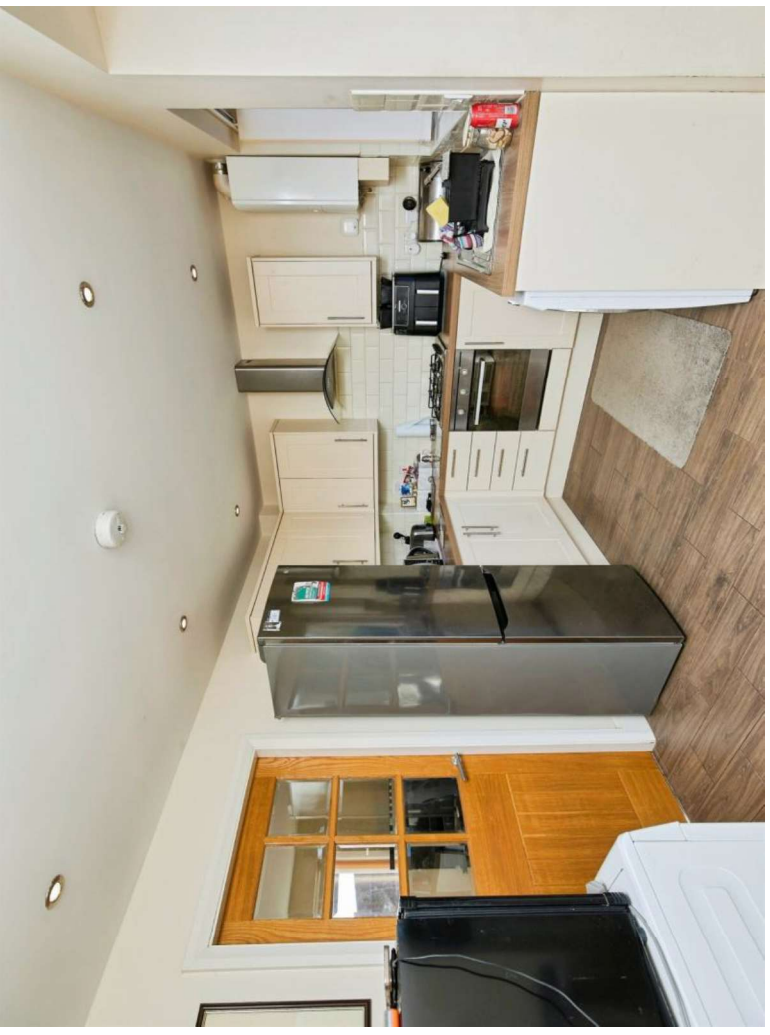
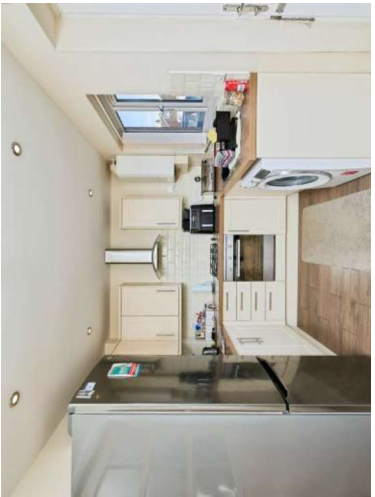
Boarded and insulated.

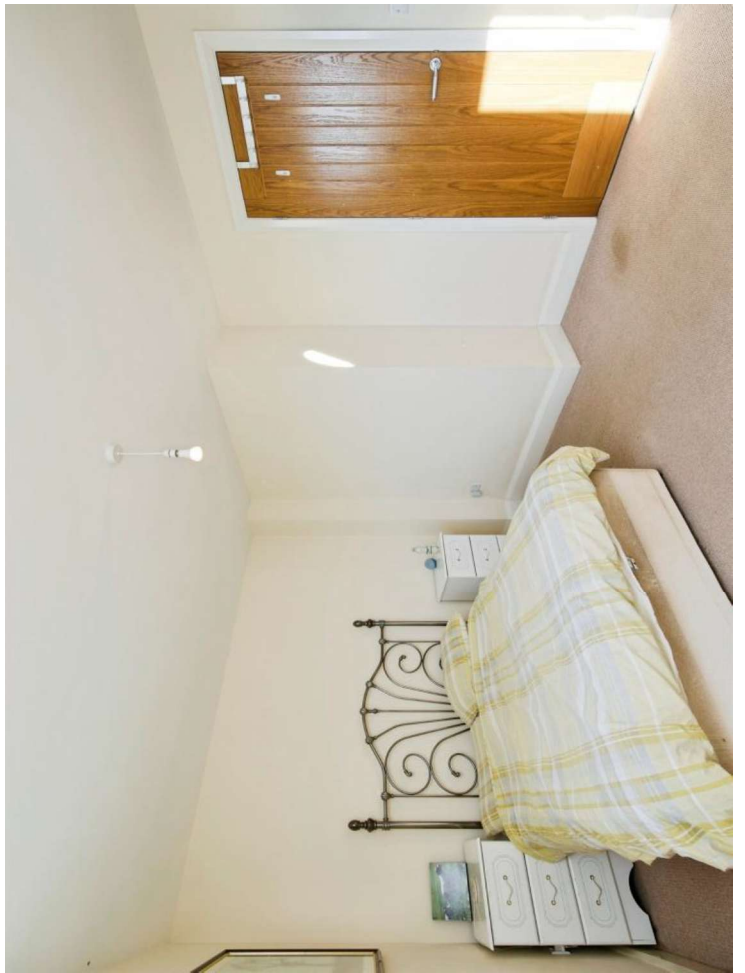
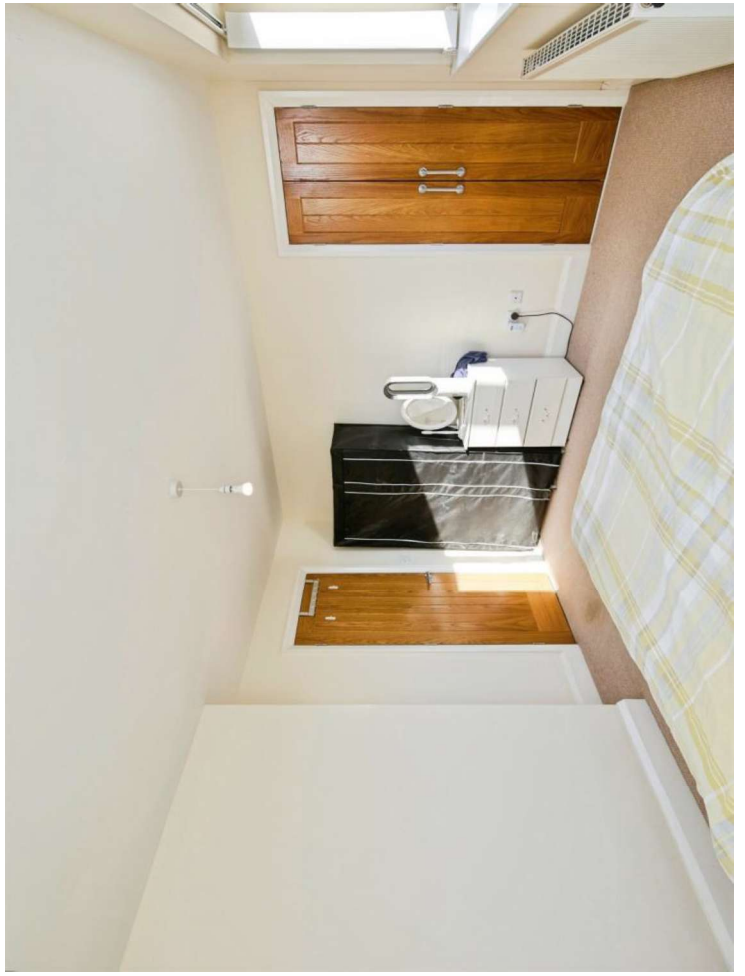
Front Garden

Driveway providing off road parking for three vehicles.

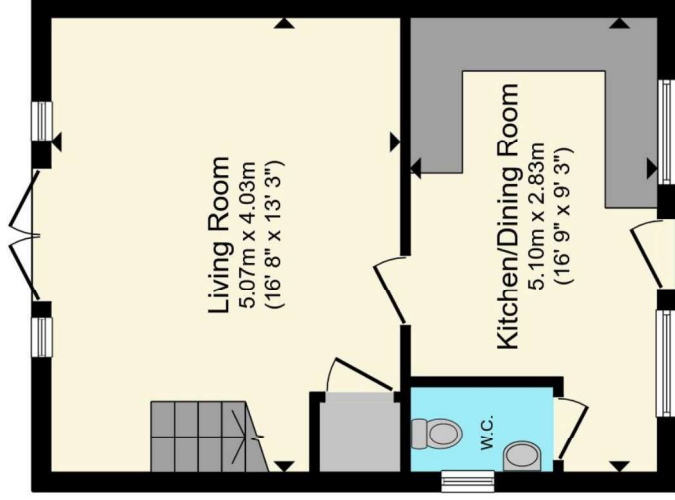
Rear Garden

Laid to lawn, patio area and enclosed gated frontage.

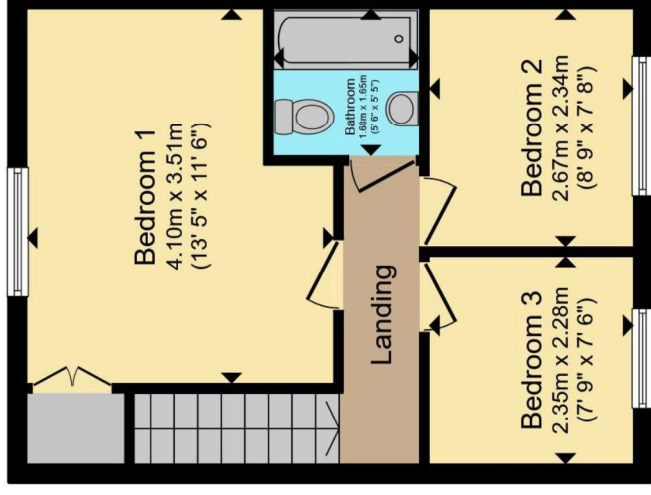








Ground Floor



First Floor

Total floor area 70.7 m² (761 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



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: BUT211049 - 0004