



Dunedin Crescent
Burton-On-Trent

burchell
edwards

Dunedin Crescent Burton-On-Trent DE15 0EJ

for sale offers over
£190,000



Property Description

Burchell Edwards are delighted to bring to market this well-finished and sizeable 3 bedroom Semi-Detached family home, situated on a lovely road in the Winhill 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 a driveway providing off-road parking for multiple vehicles, as well as concrete steps leading up to the front door of the property pushing the house away from the roadside for more privacy. Internally, the property has been finished to a modernised standard throughout and offers a ground floor consisting of: a spacious lounge, a wonderful kitchen as well as a functioning utility with a downstairs W/C coming off of it. On the first floor of the property you will find a spacious landing that provides access to a storage cupboard, loft access as well as the property's three good sized bedrooms and family bathroom. Externally, the rear garden provides a truly peaceful setting which can be thoroughly enjoyed in the warmer months. With a patio slabbed seating area and a generous sized lawn patch, the garden presents a perfect relaxation area. Viewing of this lovely property is essential.

Entrance Hallway

Central heating radiator and carpet.

Guest W.C

W.C, wash hand basin and tiled flooring.

Lounge

Window to front elevation, doors to rear elevation, two central heating radiators and carpet.

Kitchen

Window to rear elevation, a range of wall and base units with work surface over incorporating a resin sink with drainer unit, space for appliances and tiled flooring.

Utility Room

Window to side elevation, door to rear elevation, access to guest W.C, central heating radiator, tiled flooring and two storage cupboards.

Landing

Loft access, carpet, storage cupboard housing central heating boiler and all doors off.

Bedroom One

Window to front elevation, central heating radiator, carpet and built in wardrobe.

Bedroom Two

Window to rear elevation, central heating radiator and carpet.

Bedroom Three

Window to front elevation, central heating radiator and carpet.

Bathroom

Two windows to rear elevation, W.C, wash hand basin, walk in shower, central heating radiator, floor to ceiling wall tiles.

Front Garden

Block paved driveway providing off road parking for multiple vehicles, concrete steps to front door.

Rear Garden

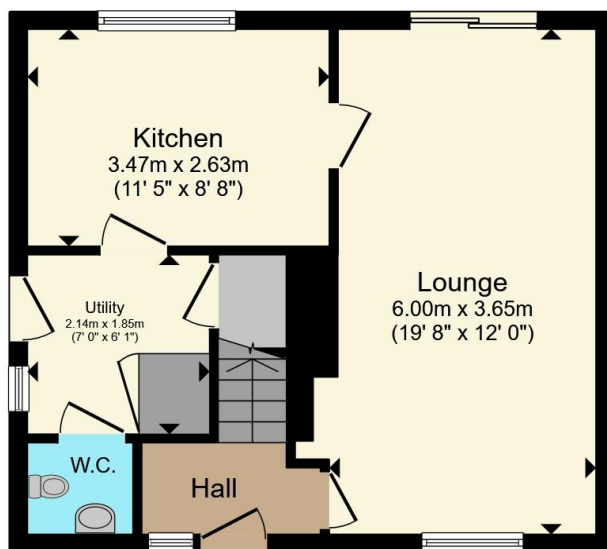
Block paved seating area, concrete steps to lawned area. Access for parking to rear of property via Adelaide crescent on a single driveway.



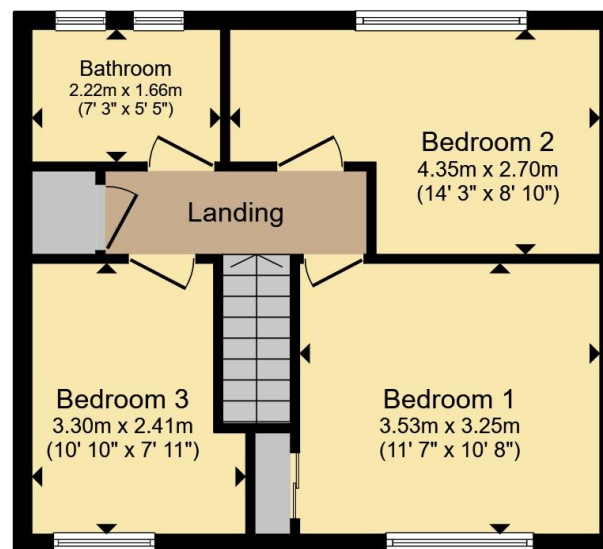




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GOOD
AND YOU'LL
ENJOY IT TOO.



Ground Floor



First Floor

Total floor area 80.7 m² (869 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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 BURTON-ON-TRENT DE14 1AN

EPC Rating: C Council Tax
 Band: A

Tenure: Freehold

view this property online burchelledwards.co.uk/Property/BUT211060



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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