



Harlaxton Street, Burton-on-Trent



£290,000



Key Features

- Traditional Semi Detached Home
- Three Well Proportioned Bedrooms
- High Level Of Internal Accommodation
- Fabulous Landscaped Rear Garden
- Block Paved Driveway Providing Extensive Parking
- Upvc Double Glazing & Gas Fired Central Heating
- EPC rating TBC
- Freehold





Newton Fallowell are pleased to be able to offer for sale this very well presented traditional three bedroomed semi detached home which provides a lovely home in a great residential area. Close to Burton Queens Hospital the home is worthy of an internal inspection in order to appreciate the accommodation on offer. The property is approached via a deep block paved driveway and to the rear is a good sized enclosed garden. In brief the property comprises: - entrance hall, guest cloak room, bay windowed front sitting room, rear sitting room, large re-fitted extended dining kitchen and on the first floor a landing leads to three well proportioned bedrooms and re-fitted shower room.

Accommodation In Detail

Recessed Arched Canopied Entrance

having red quarry tiled floor and half obscure Upvc double glazed entrance door with obscure double glazed lights to either side leading to:

Entrance Hall 4.1m x 1.8m (13'6" x 5'11")

having obscure Upvc double glazed window to side elevation, staircase rising to first floor, useful understairs store, one central heating radiator and coving to ceiling.

Guest Cloak Room

having low level wc, vanity wash basin, obscure Upvc double glazed window to side elevation, extractor vent, heated ladder chrome towel radiator and aqua board panelling to walls.

Sitting Room

4.07m x 3.65m extending to 4.15m into bay having Upvc double glazed bay window to front elevation, one central heating radiator, ornate coving to ceiling, centre ceiling rose, fitted picture rail and feature pine fireplace with marble backplate and hearth together with inset Living Flame gas fire.

Rear Reception Room 3.34m x 3.67m (11'0" x 12'0")

having one central heating radiator, fitted picture rail, coving to ceiling and Upvc double glazed French doors with double glazed lights to either side and opening out to the rear patio.

Large Extended Re-Fitted Dining Kitchen

6m x 2.54m extending to 2.7m having a good array of light oak fronted base and eye level units with complementary rolled edged working surfaces, four ring gas hob with electric AEG double oven under and extractor over, plumbing for washing machine, stainless steel sink and draining unit, coving to ceiling, low intensity spotlights to ceiling, ceramic tiling to floor, one central heating radiator, Upvc double glazed windows to side and rear elevations and half obscure double glazed door to side.

On The First Floor

Large Landing

having Upvc double glazed window to side elevation, coving to ceiling and extractor vent.

Master Bedroom

3.61m x 3.65m extending to 4.25m into bay having Upvc double glazed bay window to front elevation, one central heating radiator and coving to ceiling.

Bedroom Two 3.66m x 3.45m (12'0" x 11'4")

having Upvc double glazed window to rear elevation, one central heating radiator and coving to ceiling.

Bedroom Three 2.5m x 2.58m (8'2" x 8'6")

having Upvc double glazed window to rear elevation, one central heating radiator and coving to ceiling.



Re-Fitted Shower Room

having over-sized shower enclosure with glass and chrome doors, low level wc, vanity wash basin, full tiling complement to walls, aqua boarding to ceiling, heated chrome ladder towel radiator and extractor vent.

Outside

To the front of the home is a large block paved forecourt providing hard standing spaces for approximately three vehicles. To the rear is a very pleasant enclosed garden featuring Indian Sandstone flagged patio area, lawn, raised flower borders and to the far extent of the garden are a variety of mature trees. A shed is erected.

Services

All mains services are believed to be connected to the property.

Measurement

The approximate room sizes are quoted in metric. The imperial equivalent is included in brackets.

Tenure

Freehold - with vacant possession upon completion. Newton Fallowell recommend that purchasers satisfy themselves as to the tenure of the property and we would recommend that they consult a legal representative such as a Solicitor appointed in their purchase.

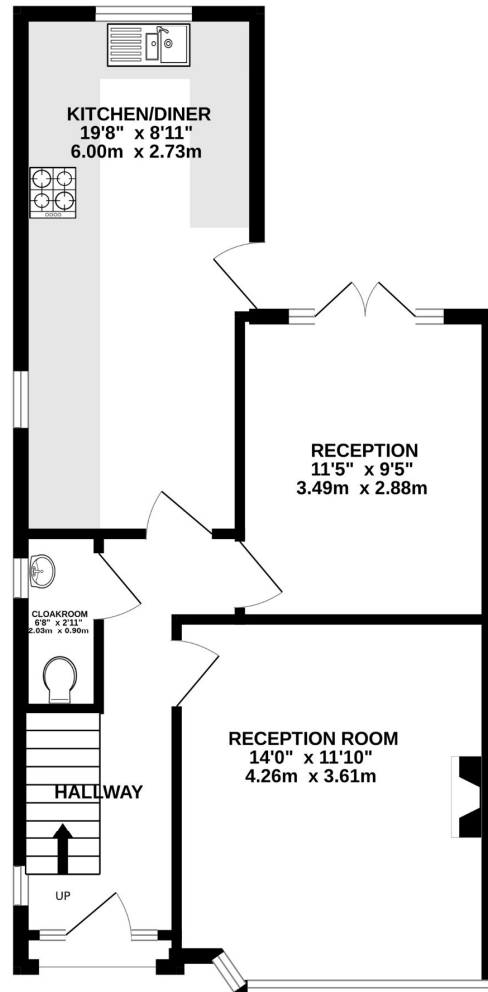
Note

The services, systems and appliances listed in this specification have not been tested by Newton Fallowell and no guarantee as to their operating ability or their efficiency can be given. Anti-Money Laundering Regulations – Intending purchasers will be required to provide identification documents via our compliance provider, Coadjute, at a cost of £45 plus VAT per transaction. This will need to be actioned at the offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

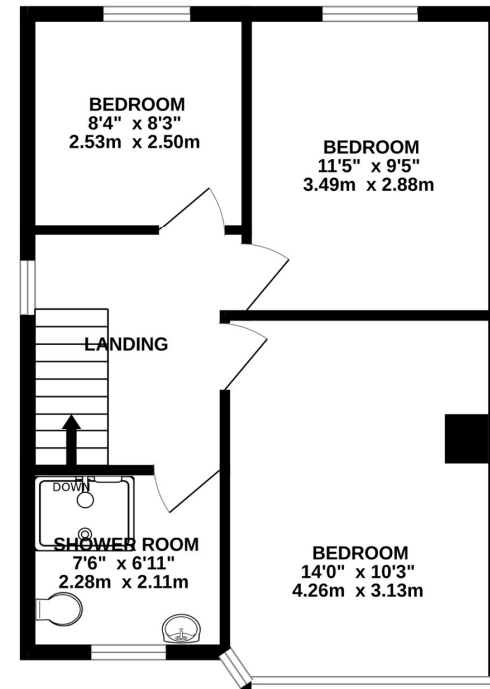




GROUND FLOOR
544 sq.ft. (50.5 sq.m.) approx.



1ST FLOOR
439 sq.ft. (40.8 sq.m.) approx.



TOTAL FLOOR AREA : 983 sq.ft. (91.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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