



Eldon Street, Burton-on-Trent

 3  1  2



£325,000



## Key Features

- Imposing Detached Home
- Highly Regarded Residential Location
- Impressive Corner Plot Position
- Upvc Double Glazing, Gas Central Heating & Solar Panels
- Extensive Off Road Parking & Double Garage
- Beautifully Presented Throughout
- EPC rating B
- Freehold







Newton Fallowell are delighted to be able to offer for sale this beautifully presented and impressive three bedroomed detached extended family home which occupies a fabulous plot. The home is beautifully presented throughout and in brief comprises: - reception hall, extended main sitting room, well fitted breakfast kitchen with utility and guest cloaks off, further reception room and conservatory. On the first floor a landing leads to three well proportioned bedrooms, all with built-in storage and there is a large family bathroom. Outside a sweeping block paved driveway provides parking for numerous vehicles and leads to an attached double garage. To the rear is a lovely landscaped garden with extensive seating areas, shaped lawns and imposing palm tree.

#### Accommodation In Detail

##### Impressive Entrance Hall

having quality fitted laminate flooring, obscure leaded and stain glazed double glazed window to front elevation, half obscure stained and leaded entrance door, staircase rising to first floor, coving to ceiling and fitted smoke alarm.

##### Extended Main Reception Room

having Upvc double glazed windows to both front and side elevations, one double central heating radiator, feature cream marble fireplace with matching backplate and hearth together with inset electric fire and low intensity spotlights to ceiling.

##### Kitchen 3.44m x 3.5m (11'4" x 11'6")

having a range of light sage green base units with complementary grey granite effect working surfaces, four ring electric hob, Neff double oven, integrated dishwasher, stainless steel sink and draining unit, Upvc double glazed windows to side and rear elevations, low intensity spotlights to ceiling, fitted kickstrip heater and opening through into:

##### Rear Reception Room

having fitted media wall with inset electric fire, charcoal vertical central heating radiator, low intensity spotlights to ceiling and sliding Upvc double glazed patio doors opening through to:

##### Conservatory 2.6m x 3.14m (8'6" x 10'4")

having Upvc double glazed windows, tri-polycarbonate panelled roof, Upvc double glazed door and wall mounted heater.

##### Utility 4.42m x 1.54m (14'6" x 5'1")

having a good array of fitted units, obscure Upvc double glazed window to rear elevation, stainless steel sink and draining unit, one central heating radiator, wall mounted gas fired Worcester boiler and obscure double glazed door to rear with glazed panel to side.

##### Guest Cloak Room

having low level wc and pedestal wash basin.

#### On The First Floor

##### Landing

having access to loft, fitted smoke alarm and obscure Upvc double glazed window to side elevation.

##### Master Bedroom

having a lovely array of built-in in triple wardrobes, Upvc double glazed window to front elevation, one central heating radiator and coving to ceiling.

##### Bedroom Two

having coving to ceiling, Upvc double glazed window to rear elevation, one central heating radiator and airing cupboard incorporating lagged hot water cylinder.

##### Bedroom Three 2.7m x 2.46m (8'11" x 8'1")

having Upvc double glazed window to front elevation, one central heating radiator and fitted overstairs wardrobe.





### Bathroom 1.83m x 3.26m (6'0" x 10'8")

having stunning four piece suite comprising claw foot slipper polycarbonate bath, pedestal wash basin, low level wc, quadrant shower enclosure, full tiling complement to walls, fitted shaver point, low intensity spotlights to ceiling, fitted extractor vent and one central heating radiator.



## Outside

To the front of the property a sweeping driveway provides extensive parking for numerous vehicles. To the rear is a beautifully landscaped garden which features, lots of seating areas, raised planted borders, steps lead to a top tier lawn. There is external light and water supply.

## Double Garage 5.4m x 5.27m (17'8" x 17'4")

having solar panel inverter and battery, electric light, power, electric garage door and side and rear courtesy doors.

## 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

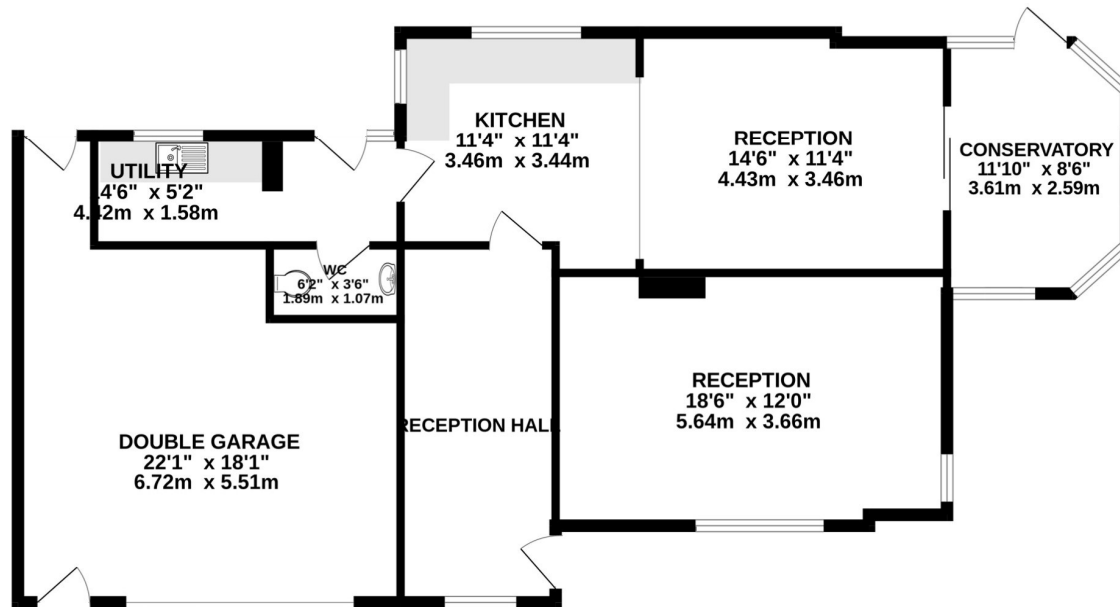
Freehold - with vacant possession upon completion. Newton Fallowell recommend that purchasers satisfy themselves as to the tenure of the property and we would recommend that they consult a legal representative such as a Solicitor appointed in their purchase.

## Note

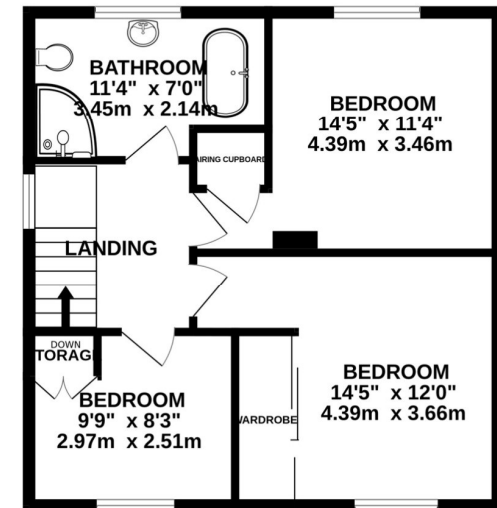
The services, systems and appliances listed in this specification have not been tested by Newton Fallowell and no guarantee as to their operating ability or their efficiency can be given. Anti-Money Laundering Regulations – Intending purchasers will be required to provide identification documents via 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  
1113 sq.ft. (103.4 sq.m.) approx.



1ST FLOOR  
515 sq.ft. (47.9 sq.m.) approx.

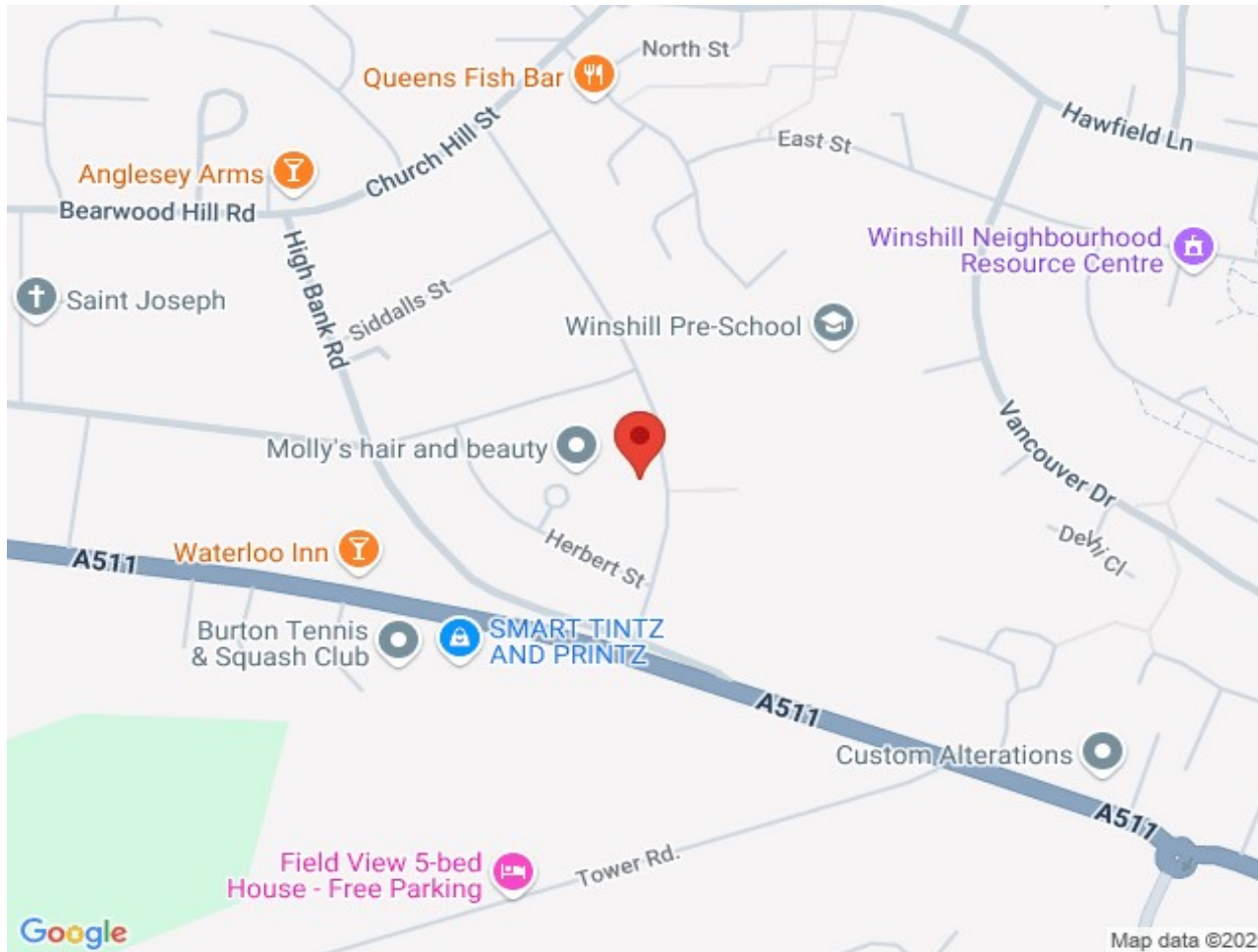


99 ELDON STREET

TOTAL FLOOR AREA : 1629 sq.ft. (151.3 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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| Energy Efficiency Rating                    |         |                         |
|---|---------|-------------------------|
|   | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92+) A                                     |         |                         |
| (81-91) B                                   | 81      | 85                      |
| (69-80) C                                   |         |                         |
| (55-68) D                                   |         |                         |
| (39-54) E                                   |         |                         |
| (21-38) F                                   |         |                         |
| (1-20) G                                    |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England & Wales                             |         | EU Directive 2002/91/EC |
| www.epc4u.com                               |         |                         |