



Hillcrest Avenue  
Burton-On-Trent

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### Property Description

A beautifully presented, four bedroom, detached family home located in a sought after residential area that will be the envy of all who visit! This stunning property has been lovingly updated overtime to offer a modern yet homely feel that will appeal to a broad range of people on first visit! Whether it be the classically styled kitchen and bathroom, spacious rear garden, ample off road parking and many other stand out features. Book your viewing with Burchell Edwards today!

### Entrance Hallway

Having DG entrance door, stairs to first floor, central heating radiator and providing access to:

### Downstairs Cloak Room

With central heating radiator, wash hand basin, W.C and DG window.

### Dining Room

15' 10" Max x 9' Max ( 4.83m Max x 2.74m Max )  
Having DG bowed window to front aspect, Central heating radiator, Wood flooring underfoot.

### Living Room

17' x 12' 4" ( 5.18m x 3.76m )  
Including a feature brick fireplace, central heating radiator, DG french doors and windows to rear garden.

### Kitchen Diner

26' 3" Max x 11' 3" Max ( 8.00m Max x 3.43m Max )  
Having a wide range of stunning wall and base units with oak block work surfaces over, space for a range style oven, extractor hood, ceramic Belfast sink, DG window and much more!

### Landing

Loft access, storage cupboard and provides access to:

### Master Bedroom

16' 5" x 12' 6" Max ( 5.00m x 3.81m Max )  
Having a DG window to front aspect, built in wardrobes and central heating radiator

### En-Suite

Having mostly tiled walls. double walk in shower, wash and basin with vanity unit, extractor fan and central heating radiator.

### Bedroom 2

12' 5" x 11' 7" ( 3.78m x 3.53m )  
Having a DG window to rear aspect, built in wardrobes and central heating radiator.

### Bedroom 3

11' 6" Max into recess x 11' 4" ( 3.51m Max into recess x 3.45m )  
DG window to rear aspect, central heating radiator

### Bedroom 4

11' 5" x 8' 1" ( 3.48m x 2.46m )  
DG window to front aspect, central heating radiator

### Family Bathroom

Having a stunning white suite comprised of a stand alone roll top bath, wash hand basin, W.C, mostly tiled walls and double glazed window.

### Rear Garden

Offering a large slabbed entertaining patio, lawn, slabbed sun terrace, gated access to side and planted beds.

### Frontage

Having a long block paved driveway, planted beds and lawned areas.





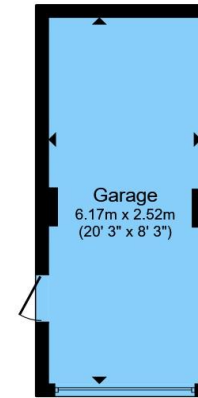




**Ground Floor**



**First Floor**



**Garage**

Total floor area 153.4 m<sup>2</sup> (1,652 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](http://www.propertybox.io)



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BURTON-ON-TRENT DE14 1AN

EPC Rating: C Council Tax  
Band: E

Tenure: Freehold

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