



Bridgewater Road
Burton-On-Trent

burchell
edwards

Bridgewater Road Burton-On-Trent DE14 2GD

for sale offers over
£325,000



Property Description

Burchell Edwards are delighted to bring to market this exceptionally well-finished and sizeable 4 bedroom Detached family home, situated on a lovely private road in a desirable area close to Burton town centre. Conveniently located, the property is well connected to main transport routes in-and-out of Burton-on-Trent and is within a moment's drive of the A38 to Derbyshire/Birmingham in either direction.

The property itself welcomes you with an extensive driveway providing off road parking for multiple vehicles as well as providing access to the property's garage. Internally, the property has been finished to an exquisite standard throughout and offers a ground floor consisting of: a beautiful lounge to the front of the property, a wonderful kitchen/diner providing plenty of storage along with an additional W/C for ease of access. On the first floor of the property you are greeted to a carpeted landing providing access to the property's loft space as well as 3 great sized, double bedrooms, a large single bedroom 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 various patio slabbed seating areas and a generous sized lawn patch, the garden presents a perfect relaxation area. Along with this, you will find access from the rear garden into the property's spacious garage. Viewing of this breath taking property is essential!

Entrance Hallway

Wooden flooring, pendant light, central heating cupboard, under stair storage cupboard. additional storage cupboard.

Downstairs W/C

Wooden flooring, window to side elevation, central heating radiator, low level flush W/C, hand wash basin, spotlights.

Lounge

Carpet flooring, window to front elevation, central heating radiator, pendant light.

Kitchen/Diner

Wooden flooring, spotlights, central heating radiator, patio doors leading to rear garden, window to front elevation, cupboards over counters, integrated dishwasher, integrated fridge/freezer, integrated oven & hobs, plumbing for washer, stainless steel sink & drainer,

Landing

Carpet flooring, pendant light, central heating radiator, loft access.

Bedroom One

Carpet flooring, window to front elevation, pendant light, central heating radiator, built in double wardrobe, storage cupboard x2.

Ensuite

Tiled flooring, window to front elevation, spotlights, central heating radiator, low level flush W/C, hand wash basin, walk in shower.

Bedroom Two

Carpet flooring, window to front elevation, window to rear elevation, pendant light, central heating radiator x2, loft access.

Bedroom Three

Carpet flooring, window to rear elevation, pendant light, central heating radiator.

Bedroom Four

Carpet flooring, window to rear elevation, pendant light, central heating radiator.

Family Bathroom

Tiled flooring, window to side elevation,

spotlights, central heating radiator, low level flush W/C, hand wash basin, walk in shower, free standing bath.

Front Garden

Tarmac driveway providing off road parking for multiple vehicles, access to property's garage, brick paved area providing further off road parking space if needed.

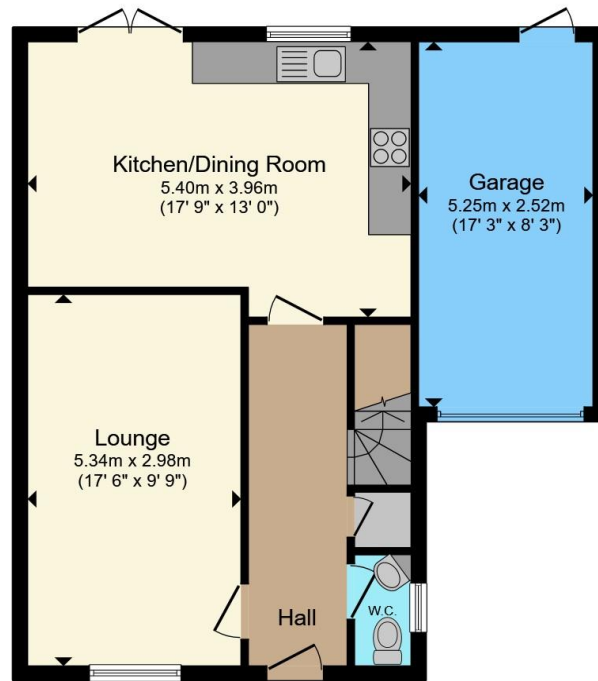
Rear Garden

Enclosed rear garden, high level of privacy, gate leading to front, multiple patio seating areas, large lawn area, access to garage.

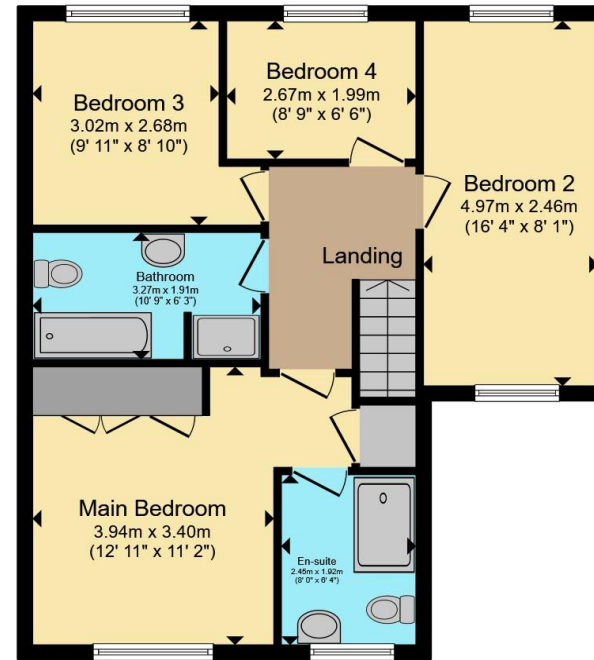








Ground Floor



First Floor

Total floor area 123.8 m² (1,332 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: Awaited
 Council Tax Band: D

Tenure: Freehold

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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.

Burchell Edwards is a trading name of Connells Residential which is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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