



Charnwood Road  
Burton-On-Trent





# Charnwood Road Burton-On-Trent DE13 0PN

for sale offers in the region of  
**£210,000**



## Property Description

Burchell Edwards are delighted to market this lovely 3 Bedroom Semi-Detached Bungalow. The property is situated on a lovely quiet, road in the Horninglow area. The property greets you with a brick paved driveway to the front providing off road parking spaces for 4/5 vehicles as well as access to the property's full electric garage that's situated to the side of the property. The property itself is finished to a wonderful standard and boasts a spacious downstairs consisting of: a wonderful living room, a spacious kitchen/diner, a separate dining room, the smallest of 3 bedrooms, which is still a good size double, as well as the property's shower room. On the first floor of the property you will find two more good sized, double bedrooms as well as another bathroom to finalise the property. Outside to the rear is an exquisite garden that boasts a generous and impressive rear garden with paved patio and steps leading up to a tiered garden arranged over three levels. The garden offers the most spectacular views over Burton and is simply a wonderful property that must be viewed!

## Entrance Hallway

Carpet, central heating radiator and four storage cupboards.

## Downstairs Shower Room

Window to side elevation, W.C, wash hand basin, shower, central heating radiator and carpet.

## Lounge

20' 9" x 10' 11" max ( 6.32m x 3.33m max )  
Window to front elevation, central heating radiator and carpet.

## Dining Room

10' 8" x 9' 9" ( 3.25m x 2.97m )  
Sliding doors to rear elevation, central heating radiator and carpet.

## Kitchen

17' 11" x 9' 9" ( 5.46m x 2.97m )  
Window to rear elevation, a range of wall and

base units with work surface over incorporating a sink with drainer unit, integrated oven and hob, space and plumbing for washing machine, central heating radiator and carpet.

## Landing

Two storage cupboards and carpet.

## Bedroom One

19' 10" x 10' ( 6.05m x 3.05m )  
Window to side elevation, two central heating radiators, carpet, double storage cupboard and storage cupboard housing central heating boiler.

## Bedroom Two

13' 9" x 7' 9" ( 4.19m x 2.36m )  
Window to rear elevation, central heating radiator and carpet.

## Bedroom Three

10' 5" x 8' 6" ( 3.17m x 2.59m )  
Window to front elevation, central heating radiator and carpet.

## Bathroom

Window to rear elevation, W.C, wash hand basin, bath, central heating radiator and carpet.

## Front Garden

Block paved driveway providing off road parking.

## Rear Garden

Tiered garden with concrete steps, patio area, access to garage, decking area, summer house and storage shed.

## Garage

Power and lighting.













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.focalagent.com](http://www.focalagent.com)

To view this property please contact Burchell Edwards on

**T 01283 530 169**  
**E [burton@burchelledwards.co.uk](mailto:burton@burchelledwards.co.uk)**

Britannia House Station Street  
 BURTON-ON-TRENT DE14 1AN

EPC Rating: D Council Tax  
 Band: C

Tenure: Freehold

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