



Eton Road  
BURTON-ON-TRENT

  
ashley  
adams



## Property Description

No chain! A well-presented and spacious three-bedroom bay fronted period villa style home with a wealth of period features, two reception rooms and private enclosed garden. The property has a gas fired central heating system and UPVC double glazing with accommodation briefly comprising: - Entrance Hall with featured open spindled staircase, front lounge, rear dining room, fitted kitchen and ground floor bathroom with separate w.c. To the first floor are three generous bathrooms, wet room and a useful loft space with pull down ladder and roof light window. Outside: -To the front of the property there is a low maintenance front garden that has been block paved having two brick boundary walls and one block boundary to the wall with a timber gate leading to side access.

The rear of the property is access via side door entrance through a covered passage leaving to rear paved yard area to side of the property. To the rear is a lovely, paved patio & shaped lawn having paved stepping stones. The lawn has shaped borders inc mature trees and shrubbery and a rockery and has a high degree of privacy,

## Entrance

having side access through a half-glazed timber panel entrance door leading to.

## Hallway

Having feature oak flooring, open spindle staircase to first floor with part panelling to side of stairs, central heating radiator, panelled door leading to understairs storage having sturdy shelving & vinyl flooring with light & housing electric meter box, off the hallway there is a timber frame & glazed door to;

## Front Lounge

Having a large UPVC double glazed front bay window fitted with window blind & panelling around base of bay, deep ornamental skirting and coving, ceiling rose, feature fireplace with coal effect gas fire and marble effect hearth and back panel with decorative surround, carpeted flooring & central heating radiator.

## Dining Room

accessed off entrance hall through a timber frame & glaze door, having UPVC double glazed window with aspect over the rear elevation fitted window blinds, further glazed panel to side, central heating radiator, coving to the ceiling, ceiling rose, carpeted flooring & wall mounted electric fire with timber frame glaze door access to;

## Kitchen

Having matching oak fronted base and wall units, laminate work surfaces, single drain 1 1/4 acrylic sink unit with chrome mixer tap over, freestanding gas cooker with hob, plumbing for washing mashing and further space for appliance, ceramic tile splash back, terrazzo flooring, one UPVC double glazed window looking over the rear aspect, UPVC double glaze door giving access to rear

garden, entrance heating radiator, wall part finish with picture rail, half-glazed door giving access to;

## Bathroom

Having 3-piece champagne suite including a panelled bath, pedestal hand basin & low-level WC, UPVC double glazed opaque window to side and rear elevation, ceramic tiled floors and walls, wall mounted chrome towel rail, wall mounted heater & panelled ceiling. The toilet is in a separate enclosure within the bathroom and has an additional UPVC double glazed window to the side.

## First Floor Landing

Having an open spindle balustrade, glazed roof light giving borrowed light from the attic, carpeted flooring, central heating radiator, coving to ceiling, decorative arch & wall light point at top of landing.

## Bedroom One

Having two UPVC double glazed windows overlooking the front elevation of the property, fitted window blinds, central heating radiator, a full range of fitted wardrobes including three double fronted with overhead cupboards including shelves and rails, in one wardrobe there is a pulldown ladder giving access to loft space.

## Bedroom Two

Good size double bedroom with central heating radiator, carpeted flooring, UPVC double glazed window giving views over rear garden.

## Bedroom Three

Having UPVC double glazed window giving views to the rear garden, central heating radiator, coving, carpeted floor and pine door fronted cupboard with linen storage & houses the Bosch boiler.

## Wet Room

having electric shower, ¾ quarter tiled to shower cubical, low-level WC, wash hand

basin with chrome mixer tap, non-slip flooring and extractor fan.

## Loft Room

Having a UPVC double glazed roof light window, double power socket & carpeted flooring

## Outside

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Total floor area 132.5 m<sup>2</sup> (1,426 sq.ft.) approx

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Property Ref: MEL205870 - 0001

Tenure:Freehold EPC Rating: Awaited

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