



Pipers Way
BURTON-ON-TRENT





Property Description

Burchell Edwards are delighted to bring to market this 3 bedroom end-of-terrace townhouse, situated in a desirable new estate on the edge of Burton-on-Trent town centre. The property is within walking distance of good local schooling, local shopping, and large employers such as Martson's Brewery and Queen's hospital. Piper's Way backs onto the Trent canal, which is popular with walks between here and Shobnall Marina.

Upon arrival, the property offers parking via driveway in front of an oversize single garage, which includes power, lighting, and washer plumbing. To the rear is a low-maintenance lawned garden with hardstanding patio area.

Entry leads into a hallway with study and guest cloakroom off to the left, leading through to the spacious and light kitchen-diner which opens out to the rear garden via French patio doors. This is modern and functional, with a range of integrated wall and base units.

The 1st floor offers a large lounge reception room, with a luxurious Juliette balcony overlooking the rear garden. The 2nd bedroom is a spacious double on this floor, overlooking the frontage.

The 2nd floor offers the en-suite master with dormer window over the front, as well as the 3rd double bedroom and a modern family bathroom. Viewing strongly recommended.

Entrance Hallway

Tiled flooring, central heating radiator and storage under stairs.

Guest W.C

W.C, wash hand basin, tiled flooring, tiling to splash prone areas, central heating radiator and extractor.

Study/Bedroom 4

8' 9" x 9' 6" (2.67m x 2.90m)

Double glazed window to rear elevation, carpet and central heating radiator.

Kitchen/Diner

13' 7" x 10' 6" (4.14m x 3.20m)

Double glazed french doors and window to rear elevation, a range of wall and base units with work surface over incorporating a sink with drainer unit, gas hob, tiling to splash prone areas, tiled flooring, central heating radiator and extractor.

Landing

Carpet, central heating radiator, storage cupboard and airing cupboard housing central heating boiler.

Lounge

13' 7" x 11' 9" (4.14m x 3.58m)

Double glazed french doors leading to juliet balcony, double glazed window to rear elevation, carpet and two central heating radiators.

Bedroom One

13' 7" x 9' 5" (4.14m x 2.87m)

Double glazed window to front elevation, carpet and central heating radiator.

Bathroom

Shower cubicle, wash hand basin, W.C, tiled flooring, central heating radiator, bath, tiled flooring, spotlights, extractor, tiling to splash prone areas, skylight and central heating radiator.

Second Floor Landing

Carpet, loft access and central heating radiator.

Bedroom Two

12' x 7' 10" (3.66m x 2.39m)

Double glazed window to rear elevation, carpet and central heating radiator.

Bedroom Three

13' 8" x 7' 9" (4.17m x 2.36m)

Double glazed window to rear elevation, carpet and central heating radiator.

En-Suite

Walk in shower, wash hand basin, W.C, central heating radiator, extractor, central heating radiator and spotlights.

Rear Garden

Patio area, gated rear access and outside tap.

Front Garden

Driveway providing off road parking for one vehicle.

Single Garage

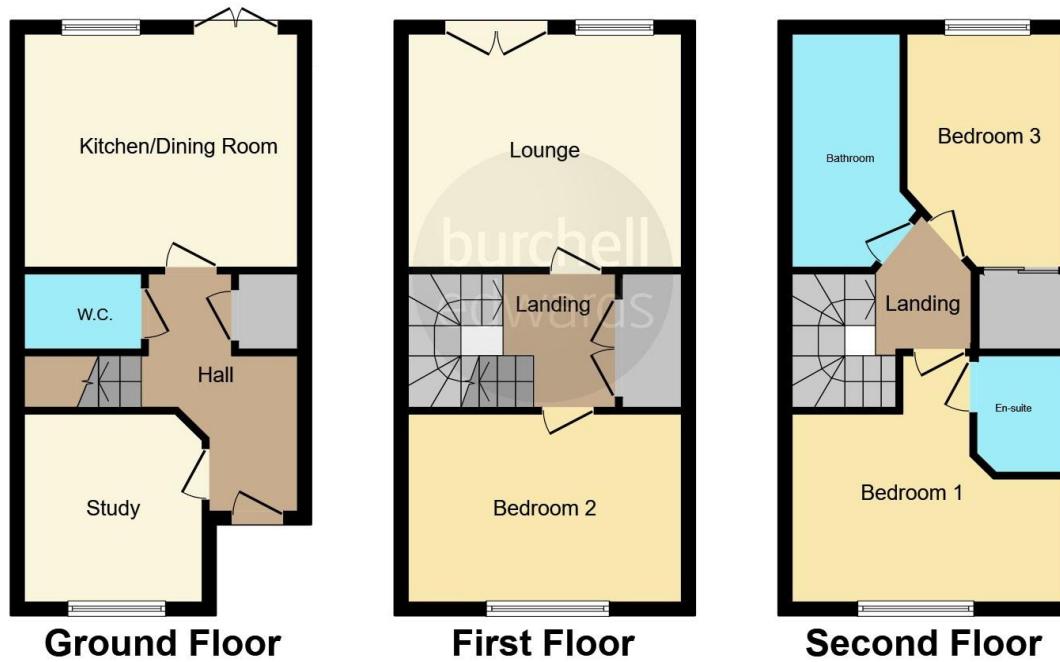
18' x 8' 5" (5.49m x 2.57m)

Up and over door, power, lighting and space and plumbing for washing machine.









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

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EPC Rating: C Council Tax
 Band: C

Tenure: Freehold

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