



Castilla Place  
Burton-On-Trent

burchell  
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## Property Description

Burchell Edwards are delighted to market this 3 bedroom Detached family home. The property is situated on a popular estate located closely to Burton town centre. The property offers a double drive offering plenty of off road parking space to the front of the house, as well as access to the property's garage. The property itself is finished to a lovely standard and boasts a downstairs consisting of: a wonderful living room, a spacious kitchen/diner, another good sized reception room that could be used in a multitude of ways as well as a downstairs W/C. The first floor of the property greets you with a spacious landing that contains a storage cupboard and provides access to the property's 3 double bedrooms and the property's modern family bathroom. The master bedroom contains its own personal en suite and built in wardrobes making it a desirable room of this lovely property. The family bathroom has been extended and has been completed to an immaculate standard with a free standing bath tub and separate walk in shower, providing the ultimate relaxation spot. Outside to the rear is an enclosed garden which contains a spacious patio slabbed seating area, an artificial lawn patch as well as access to an outside reception room which has been converted from the garage. Viewing of this property is essential!

## Entrance Hallway

Door to front elevation, central heating radiator and carpet.

## Guest W.C

Window to rear elevation, W.C, wash hand basin, central heating radiator and wooden flooring.

## Study/ Diner

10' 3" x 8' 7" ( 3.12m x 2.62m )  
Window to front elevation, central heating radiator, tiled flooring and door into kitchen.

## Kitchen

13' 5" x 12' 10" max ( 4.09m x 3.91m max )  
Window to rear elevation, door to rear elevation, a range of wall and base units with

work surface over incorporating a sink with drainer unit, integrated oven, hob and dishwasher, tiled flooring, central heating radiator, space and plumbing for washing machine.

## Lounge

22' 5" x 11' 3" ( 6.83m x 3.43m )  
Window to front elevation, door to rear elevation, two central heating radiators and carpet.

## Landing

Carpet, loft access, central heating radiator, storage cupboard and all doors off.

## Bedroom One

11' 5" x 11' plus wardrobes ( 3.48m x 3.35m plus wardrobes )  
Window to front elevation, central heating radiator, wooden flooring and two integrated wardrobes.

## En-Suite

Window to front elevation, W.C, wash hand basin, shower, spotlights, central heating radiator and wooden flooring.

## Bedroom Two

13' 2" x 10' 5" ( 4.01m x 3.17m )  
Window to front elevation, central heating radiator and carpet.

## Bedroom Three

11' 4" x 8' 11" ( 3.45m x 2.72m )  
Window to rear elevation, central heating radiator and carpet.

## Bathroom

Two windows to rear elevation, W.C, wash hand basin, walk in shower, freestanding bath, two central heating radiators, spotlights and tiled flooring.

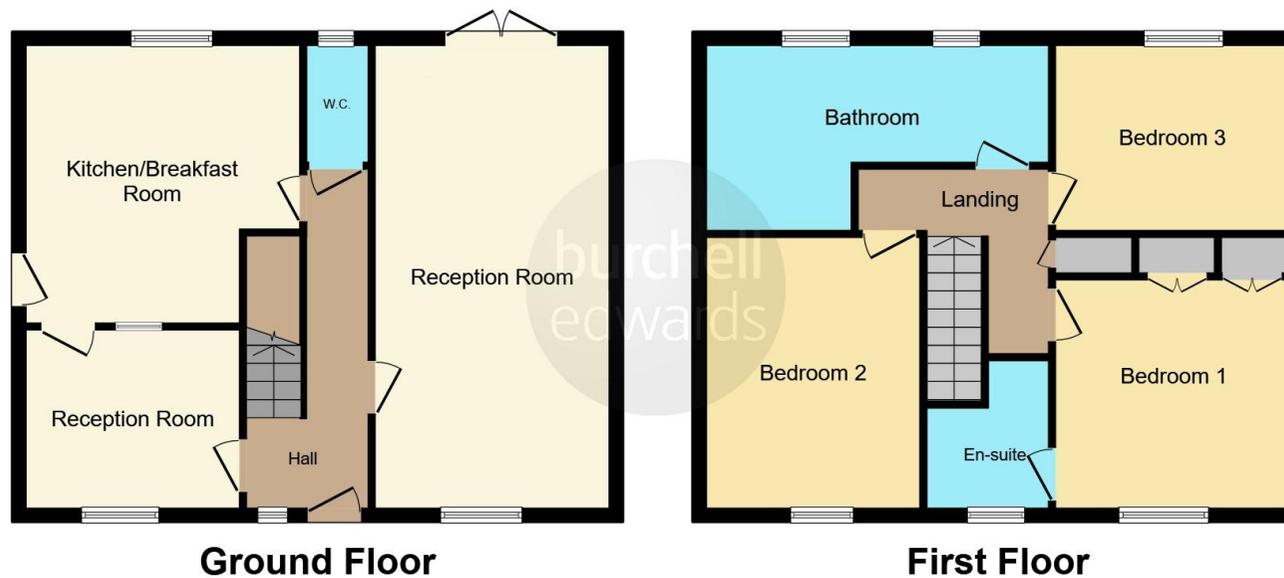
## Rear Garden

Slabbed patio area, artificial lawn, access to garage.









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EPC Rating: C Council Tax  
 Band: D

Tenure: Freehold

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