



23 Burtoncroft



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Burton, BH23 7HW

£395,000

This charming semi-detached house offers an ideal family home situated in a quiet cul-de-sac, providing a peaceful and private setting. The property boasts three well-sized bedrooms, two of which feature built-in wardrobes, offering ample storage space. The spacious, light, and airy lounge/diner is perfect for family living and features French doors that open out onto the low-maintenance rear garden, creating a seamless flow between indoor and outdoor spaces. The home presents huge potential for those looking to put their personal touch on a property, making it a fantastic opportunity for future growth. A detached garage with a convenient utility room located at the rear, along with driveway parking, add practicality and convenience. With no onward chain, the property is ready for immediate occupancy. Conveniently located close to the River Avon, local amenities, and well-regarded schools, this property is ideally positioned for both family life and outdoor enjoyment. Viewings are highly advised to fully appreciate all this home has to offer.



Entrance Hallway

Downstairs WC

Lounge/Diner 28' 7" x 11' 0" (8.72m x 3.36m)

Kitchen 11' 10" x 7' 8" (3.60m x 2.34m)

First Floor Landing

Bedroom One 15' 4" x 11' 0" (4.67m x 3.36m)

Bedroom Two 13' 5" x 11' 0" (4.08m x 3.36m)

Bedroom Three 8' 0" x 7' 8" (2.43m x 2.34m)

Family Bathroom 7' 8" x 6' 7" (2.34m x 2m)

Garden Store/Utility Room 9' 6" x 7' 8" (2.90m x 2.34m)

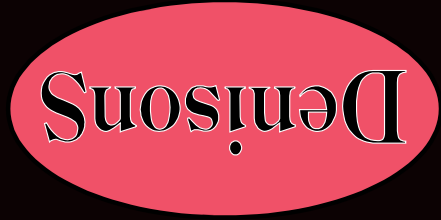
Garage 18' 1" x 7' 8" (5.51m x 2.34m)

Driveway





Score	Energy rating	Current	Potential
92+	A	88 B	75 C
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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