



Malvern Street, BURTON-ON-TRENT

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## Property Description

A truly stunning and characterful, detached family home located in a highly sought after road in Burton on Trent that simply needs to be seen to be believed! This fantastic property offers early 1900's character with a beautiful modern twist in the form of an orangery style extension to the rear! With three large reception rooms, all offering high ceilings and stunning flooring, a high specification kitchen, utility room, downstairs toilet, three large double bedrooms and a garden that is both spacious, well maintained and even has its own stream! Book your viewing with Burchell Edwards today to avoid missing out on this genuinely beautiful home!

## Entrance Hallway

Double glazed window and door to side elevation, central heating radiator, stairs to first floor accommodation and karndean flooring.

## Guest W.C

Double glazed window to rear elevation, W.C and wash hand basin with vanity unit.

## Lounge

Double glazed sash window, central heating radiator and fire place with multi fuel burner.

## Dining Room

Double glazed sash window to front elevation, central heating radiator, fire place and oak flooring.

## Orangery

Double glazed vaulted roof windows, double glazed bi folding doors to rear elevation, under floor heating, spotlights and tiled flooring.

## Kitchen

Double glazed windows to side and rear elevations, double glazed door to side elevation, a range of wall and base units with work surface over incorporating a sink with drainer unit, Smeg oven and extractor. fridge, wine fridge, dishwasher, tiled flooring and under floor heating.

## Utility Room

Space and plumbing for washing machine.



## Landing

All doors off.

## Bedroom One

Double glazed sash window to front elevation, central heating radiator and original fire place.

## Bedroom Two

Double glazed sash window to front elevation, original fire place and central heating radiator.

## Bedroom Three

Double glazed window to side elevation, central heating radiator, central heating boiler housed, built in wardrobe.

## Bedroom Four

Double glazed sash window to side elevation, laminate flooring and bespoke storage.

## Bathroom

Double glazed window to rear elevation, W.C, wash hand basin, vanity unit, roll top bath with shower over, heated towel rail, tiled flooring and extractor fan.

## Front Garden

Concrete driveway providing off road parking, gravel area, electric vehicle charging point,

## Rear Garden

Large garden with entertaining patio area, large lawn, plenty of storage, stone slabbed sun terrace.

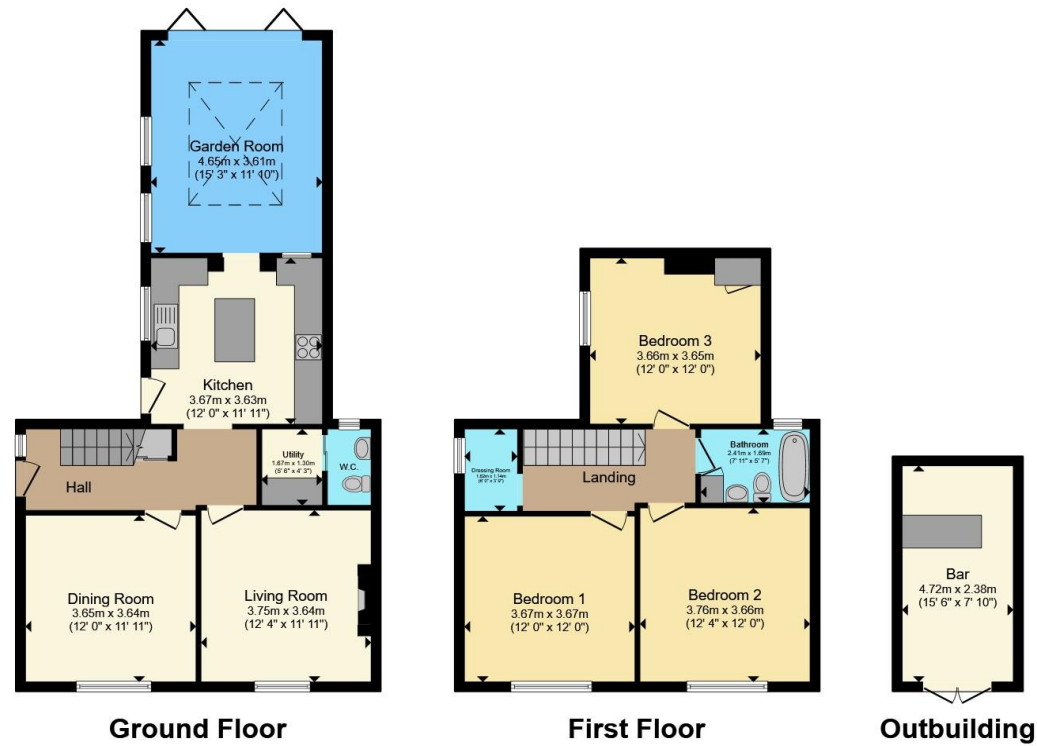
## Outbuilding

Power and lighting. Perfect for a bar area, studio or study.









Total floor area 137.7 m<sup>2</sup> (1,482 sq.ft.) approx

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.propertybox.io](http://www.propertybox.io)



To view this property please contact Burchell Edwards on

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Britannia House Station Street  
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EPC Rating: Council Tax  
 Awaited Band: C

Tenure: Freehold

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