



Lower Outwoods Road,
Burton-on-Trent



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£280,000

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Key Features

- Well Presented Detached Home
- Well Established Popular Location
- Extensive Gardens
- Off Road Parking & Garaging
- Three Bedrooms
- Double Glazing & Gas Fired Central Heating
- EPC rating TBC
- Freehold





An attractive detached family home in this popular well established location close to Burton's Queens Hospital. The property is situated at the foot of Lower Outwoods Road and is complemented by a substantial garden together with a large garage, shed and greenhouse. Internally the property comprises: - reception hall, open plan lounge/diner, fitted kitchen and on the first floor a landing leads to three good sized bedrooms, shower room and cloak room.

Bedroom Two 3.73m x 3.1m (12'2" x 10'2")

having one central heating radiator and window to front elevation.

Bedroom Three 2.85m x 2.34m (9'5" x 7'8")

having one central heating radiator and window to front elevation.

Bathroom

having double width shower cubicle, wash basin set into a vanity unit, tiling to walls, ladder style radiator and window to rear elevation.

WC

having wc and window to side elevation.

Outside

There is a block paved driveway to the front providing ample car standing space and a pair of double gates open onto an enclosure with a further set of gates opening onto the rear block paved patio. To the rear there is a large sectional garage. The garden has been landscaped for ease of maintenance with a lawned and gravelled area, there is also a large shed, summerhouse and greenhouse.



Accommodation In Detail

Upvc entrance door opening into:

Reception Hall

having staircase rising to first floor, wood effect flooring and one central heating radiator.

Lounge Diner 7.37m x 3.39m (24'2" x 11'1")

having Victorian style feature fireplace having tiled inserts and mantle over together with marble hearth housing coal effect gas fire, coving to ceiling, window to front elevation, one central heating radiator, dado rail, glazed panelled door to reception hall and sliding patio door to rear.

Kitchen 3.47m x 2.72m (11'5" x 8'11")

having stainless steel sink set into roll edged work top with tiled surrounds, ample range of base cupboards and drawers, matching wall mounted units including two glass fronted display cabinets, five ring gas hob with extractor canopy over, built-in oven, slate tiled floor, window and glazed door to rear elevation, built-in cupboard housing central heating boiler and plumbing for washing machine.

On The First Floor

Landing

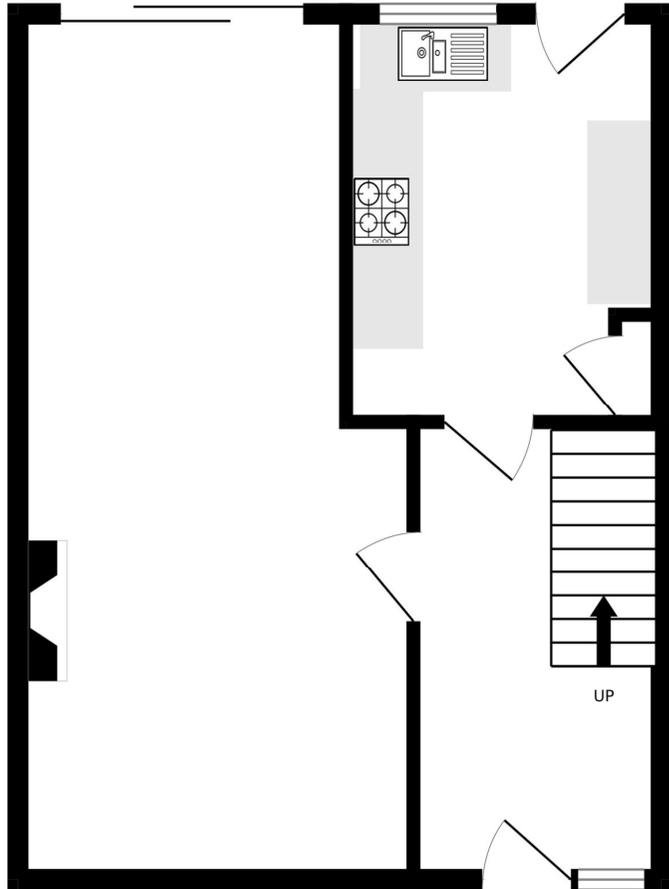
having window to side elevation.

Bedroom One 3.58m x 3.1m (11'8" x 10'2")

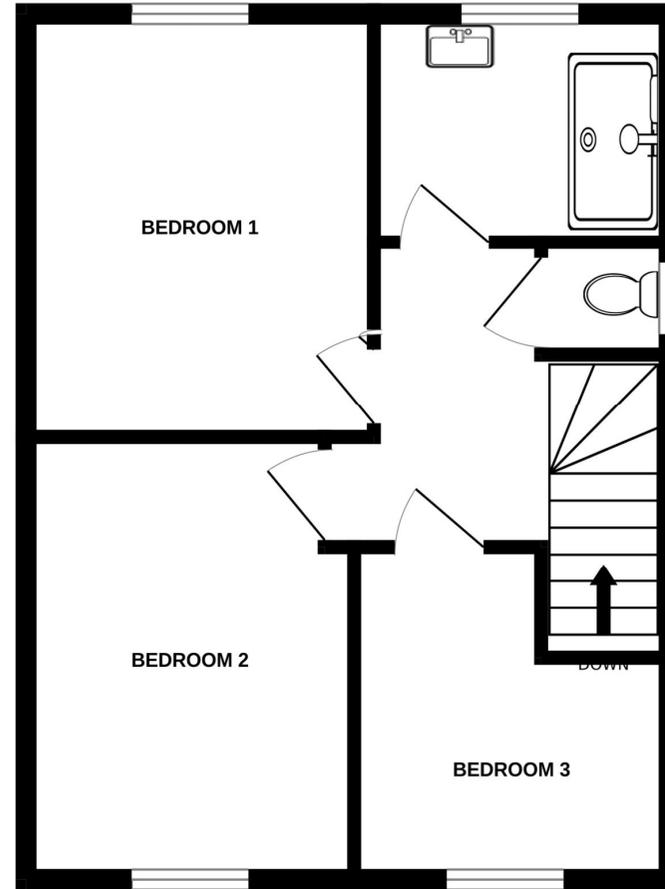
having one central heating radiator and window to rear elevation.



GROUND FLOOR
432 sq.ft. (40.1 sq.m.) approx.

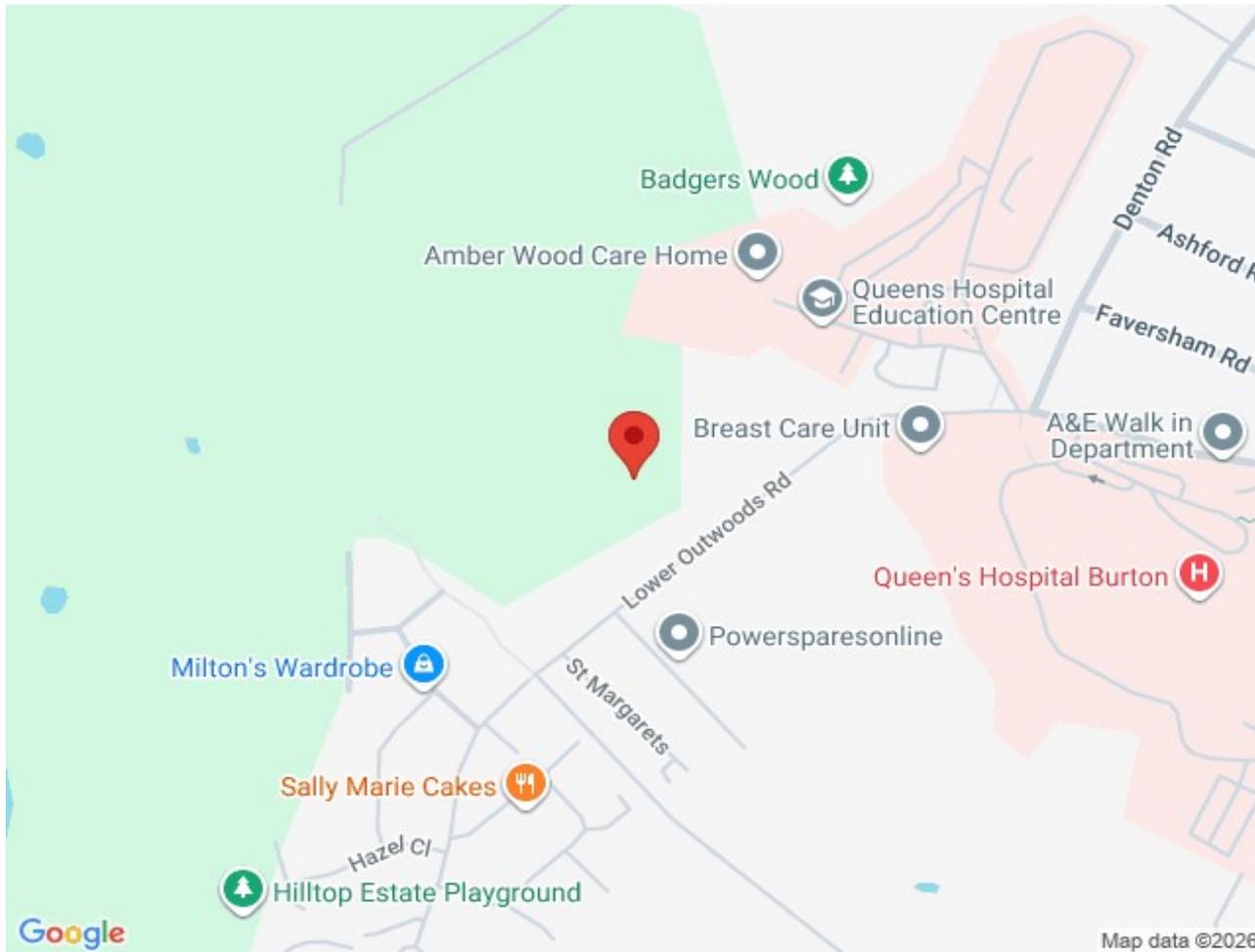


1ST FLOOR
436 sq.ft. (40.5 sq.m.) approx.



TOTAL FLOOR AREA : 869 sq.ft. (80.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Services

All mains services are believed to be connected to the property.

Measurement

The approximate room sizes are quoted in metric. The imperial equivalent is included in brackets.

Tenure

Freehold - with vacant possession upon completion. Newton Fallowell recommend that purchasers satisfy themselves as to the tenure of the property and we would recommend that they consult a legal representative such as a Solicitor appointed in their purchase.

Note

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Anti-Money Laundering Regulations – Intending purchasers will be required to provide identification documents via our compliance provider, Coadjute, at a cost of £45 plus VAT per transaction. This will need to be actioned at the offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.