



Barker Round Way
Burton-On-Trent



Property Description

Hall and Benson are pleased to bring to market this well presented three-bedroom semi-detached property, located on the popular Barker Round Way in Burton-upon-Trent. Offering spacious accommodation arranged over three floors, this modern family home is perfect for first-time buyers, growing families, or investors alike. With stylish interiors, off-road parking, and a private rear garden, this home ticks all the boxes for comfortable and convenient living.

In brief, the property comprises of an entrance hallway, lounge, downstairs WC, and a fitted kitchen. On the first floor are two bedrooms and a family bathroom, while the top floor is dedicated to a spacious master bedroom with an en suite.

Entrance/Hallway

4' x 9' 9" (1.22m x 2.97m)

A welcoming entrance with laminate flooring. Provides access to the lounge, WC, and staircase leading to the upper floors.

Lounge

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

A bright and airy reception room located at the front of the property, featuring a large window allowing plenty of natural light.

Downstairs Wc

Conveniently located on the ground floor, fitted with a modern two-piece suite including a low-level WC and pedestal wash basin.

Kitchen

13' 4" x 9' 9" (4.06m x 2.97m)

Overlooking the rear garden, this modern kitchen offers a range of fitted units, and space for a dining table. Patio doors lead directly to the garden.

Landing

Providing access to two bedrooms and the family bathroom.

Bedroom Two

13' 4" x 9' 1" (4.06m x 2.77m)

A spacious double room overlooking the front of the property, ideal for a child's room, guest bedroom, or office space.

Bedroom Three

6' 6" x 8' 9" (1.98m x 2.67m)

A comfortable single room to the rear elevation, perfect for a nursery, study, or additional bedroom.

Bathroom

Contemporary three-piece suite with a paneled bath, WC, and pedestal wash basin. Neutral tiling and modern fixtures.

Bedroom One

13' 4" x 16' (4.06m x 4.88m)

Master bedroom offering privacy and space, complete with fitted wardrobes and large windows. Access to a stylish en-suite shower room with WC, wash basin, and walk-in shower.

En-Suite

7' 8" x 5' 2" (2.34m x 1.57m)

Outside

To the rear, you'll find a private, enclosed garden, mainly laid to lawn with a patio area - ideal for barbecues, outdoor seating, and play. To the front and side of the property is a driveway providing off-road parking for two vehicles.

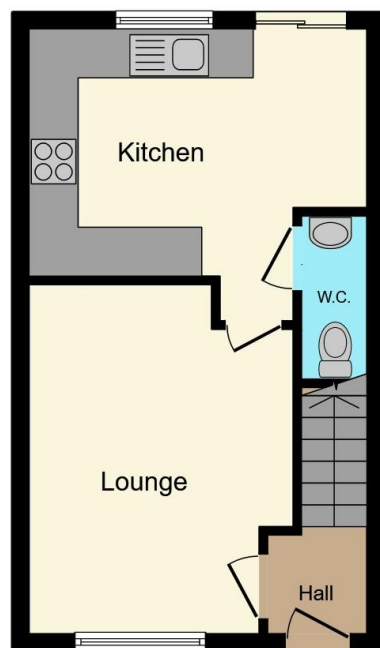
Location

This property is ideally situated on Barker Round Way, a popular residential development in Burton-upon-Trent. Local amenities are within easy reach, including schools, supermarkets, shops, and eateries. The town centre is just a short drive away, offering a wider range of facilities and transport links. Excellent access to the A38 provides convenient routes to Derby, Lichfield, and the wider Midlands, making it perfect for commuters.





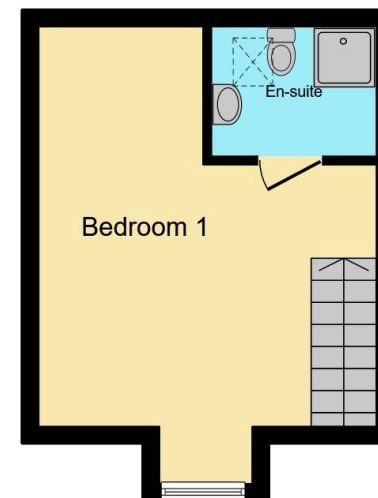




Ground Floor



First Floor



Second Floor

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

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Tenure: Freehold



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