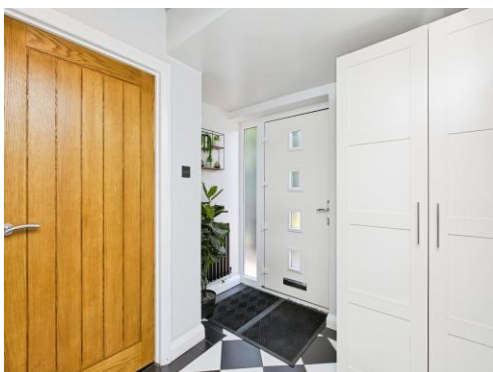




Poplars Road
Burton-On-Trent

burchell
edwards



Property Description

Burchell Edwards are delighted to bring to market this exceptionally well-finished & sizeable 5 bedroom Semi-Detached family home, situated on a lovely road in the Horninglow area. The property welcomes you with an extensive driveway providing off-road parking for multiple vehicles along with a well maintained front lawn, providing an enhanced level of privacy. Internally, the property has been finished to an exquisite standard throughout & offers a ground floor consisting of: lounge, living room, wonderful kitchen/diner providing the ultimate hosting space, a functioning utility room as well as a downstairs shower room for ease. On the first floor of the property you are greeted to a large landing that provides access to 4 great sized, double bedrooms along with a large single which could be utilised in a multitude of ways whether that be an office or nursery etc. Along with access to the property's bedrooms, you will also find the property's main family bathroom which has been finished to a lovely standard. Externally, the rear garden provides a truly peaceful setting which can be thoroughly enjoyed in the warmer months. With a patio slabbed seating area throughout, the garden presents a perfect relaxation area. In addition to this, the rear garden also contains access to the property's garage along with rear access to the additional parking space in front of the garage. Viewing of this breath taking property is essential!

Entrance Hall

Tiled flooring, window to front elevation, central heating radiator, pendant light.

Lounge

Carpet flooring, central heating radiator, window to front elevation, pendant light.

Living Room

Tiled flooring, carpet flooring, central heating radiator x2, pendant x2, window to front elevation.

Kitchen/Diner

Tiled flooring, spotlights, door leading to rear garden, window to rear elevation, cupboards over counters, central heating radiator, resin sink & drainer, integrated dishwasher, integrated oven & hobs.

Utility Room

Tiled flooring, central heating radiator, window to rear elevation, pendant light, plumbing for washing machine, cupboards over counters.

Downstairs Shower Room

Tiled flooring, floor to ceiling wall tiles, window to rear elevation, pendant light, low level flush W/C, hand wash basin, central heating radiator, walk in shower.

Landing

Carpet flooring, pendant light, loft access.

Bedroom One

Carpet flooring, window to rear elevation, pendant light, central heating radiator.

Bedroom Two

Carpet flooring, pendant light, window to front elevation, central heating radiator.

Bedroom Three

Carpet flooring, window to rear elevation, pendant light, central heating radiator, built in wardrobes.

Bedroom Four

Carpet flooring, window to front elevation, central heating radiator, pendant light.

Bedroom Five

Carpet flooring, pendant light, window to front

elevation, central heating radiator.

Family Bathroom

Tiled flooring, window to rear elevation, low level flush W/C, hand wash basin, central heating radiator, shower over bath.

Front Garden

Brick paved driveway providing off road parking for multiple vehicles, well maintained front lawn with trees providing enhanced privacy.

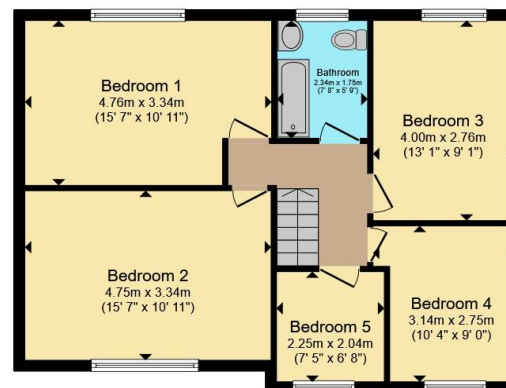
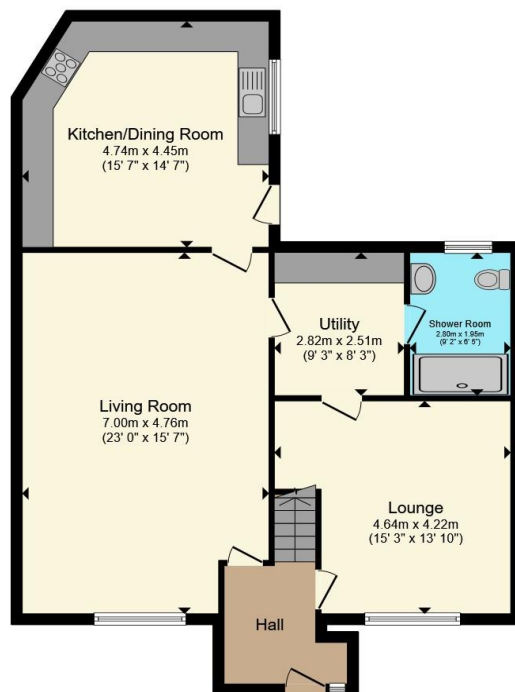
Rear Garden

Enclosed, private rear garden, patio slabbed seating area throughout, access to garage, gate leading out to additional patio slabbed parking space in front of garage.









Ground Floor

First Floor

Total floor area 155.8 m² (1,677 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



To view this property please contact Burchell Edwards on

T 01283 530 169
E burton@burchelledwards.co.uk

Britannia House Station Street
BURTON-ON-TRENT DE14 1AN

EPC Rating: E Council Tax
Band: B

Tenure: Freehold

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1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Burchell Edwards is a trading name of Connells Residential which is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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