

Hornbrook Road, Burton Upon Trent, DE13 0XE  
**Offers Over £250,000**





Abode are delighted to offer for sale this extended four-bedroom semi-detached family home, occupying a generous corner plot and providing spacious, well-proportioned living accommodation throughout. The property boasts ample off-road parking, a detached garage, and well-maintained gardens to both the side and rear.

Situated in a highly sought-after location, the home offers convenient access to a range of local shops, schools, and amenities. Further benefits include double glazing throughout, gas central heating, and two reception rooms, making it an ideal choice for growing families.

In brief, the accommodation comprises; entrance hallway, living room, kitchen with pantry, dining room, and utility room to the ground floor. To the first floor are four bedrooms, with the principal bedroom benefiting from an ensuite bathroom, along with a modern family shower room.

An early viewing is highly recommended to fully appreciate the space, setting, and quality this impressive home has to offer.

## Entrance Hallway

Door leading in from the front, central heating radiator and stairs leading to the first floor.

## Living Room

UPVC double glazed bay window to the front elevation, central heating radiator, gas fireplace with mantle and hearth.

## Kitchen

Base level units with complimentary worktops, one and a half bowl sink, integrated cooker and grill, gas hob with extractor hood above. Space and plumbing for an under counter fridge freezer. Tiled flooring and partially tiled walls, central heating radiator, two UPVC double glazed windows to the rear elevation, pantry cupboard.

## Dining Room

UPVC double glazed windows to the front and rear elevations, central heating radiator.

## Utility Room

Base level units with complimentary worktops, space and plumbing for a washing machine and tumble dryer, UPVC double glazed window to the rear elevation and door leading out into the garden, tiled flooring.

## Landing

Loft access, airing cupboard housing the boiler.

## Master Bedroom

UPVC double glazed window to the side elevation, central heating radiator.



## Ensuite

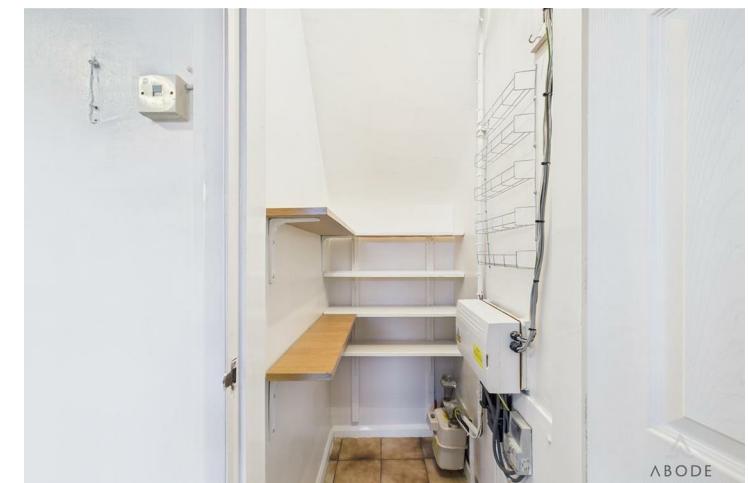
WC, wash hand basin and bath, tiled walls, central heating radiator, eye level storage cabinet and double glazed window to the rear elevation.

## Bedroom

UPVC double glazed window to the rear elevation, central heating radiator.

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UPVC double glazed window to the front elevation, central heating radiator.







### Bedroom

UPVC double glazed window to the front elevation, central heating radiator and storage cupboard/wardrobe.

### Bathroom

White suite comprising:- WC, wash hand basin with storage cupboard below and corner shower cubicle. Partially tiled walls, spot lighting, UPVC double glazed window to the rear elevation and central heating radiator.

### Garage

Up and over door, power and lighting.

### Outside

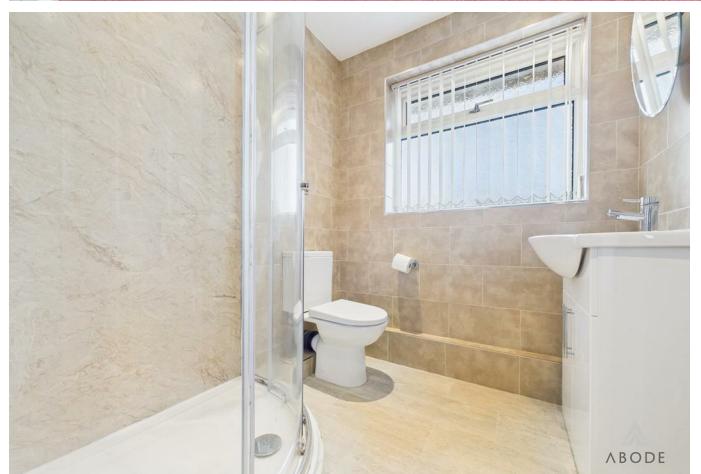
To the front of the property there is ample off road parking for numerous vehicles, with a detached garage to the rear with further off road parking. The garden is enclosed and mainly laid to block patio, with lawned area and feature borders. Garden shed and access to the detached garage, outside water tap.













Approximate total area<sup>(1)</sup>

109.2 m<sup>2</sup>  
1176 ft<sup>2</sup>



(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Floor 0 Building 1

Approximate total area<sup>(1)</sup>

96.6 m<sup>2</sup>

1040 ft<sup>2</sup>

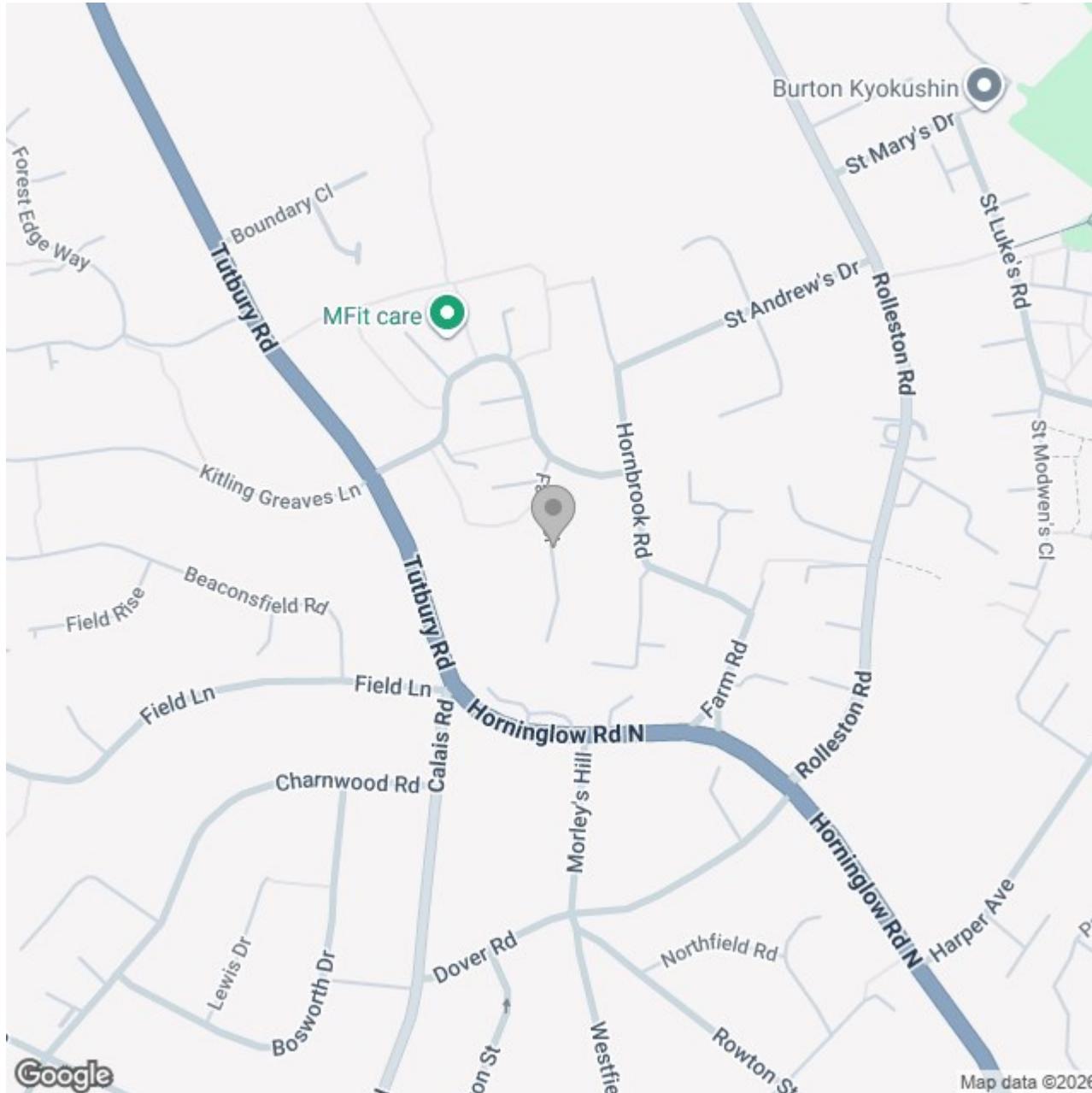


Floor 1 Building 1

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## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	