ABODE
SALES & LETTINGS

Hornbrook Road, Burton On Trent, DE13 0XE

Asking Price £210,000

https://www.abodemidlands.co.uk

Situated on the edge of the town centre, this three-bedroom semi-detached home offers convenient access to a wide range of local amenities along with excellent transport links via the nearby A38 and A50. The property provides well-proportioned accommodation, off-street parking, and a good-sized enclosed rear garden, making it an ideal purchase for first-time buyers, families, or those seeking easy access to commuter routes.

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Accommodation

GROUND FLOOR

The accommodation begins with an entrance leading into a spacious open-plan kitchen and living area fitted with a range of matching wall and base units, providing ample storage and preparation space. A separate lounge offers a comfortable living area with neutral décor, creating a versatile space for everyday living. To the rear of the property is a useful utility room featuring patio doors that open directly onto the garden, as well as an internal sliding door providing access to the garage.

FIRST FLOOR

To the first floor, the landing provides access to three bedrooms, all offering flexible accommodation for family living, guest rooms, or home working space. These rooms are served by a bathroom fitted with a three-piece suite.

OUTSIDE

Externally, the property benefits from a good-sized enclosed rear garden with a patio seating area, providing an ideal space for outdoor dining and entertaining. To the front, there is off-street parking along with access to the garage.

LOCATION

The property enjoys a convenient position close to the town centre, placing a range of shops, supermarkets, schools, and everyday amenities within easy reach. The nearby A38 and A50 provide excellent road links to Burton upon Trent, Derby, and the wider Midlands road network, making the location particularly appealing for commuters.

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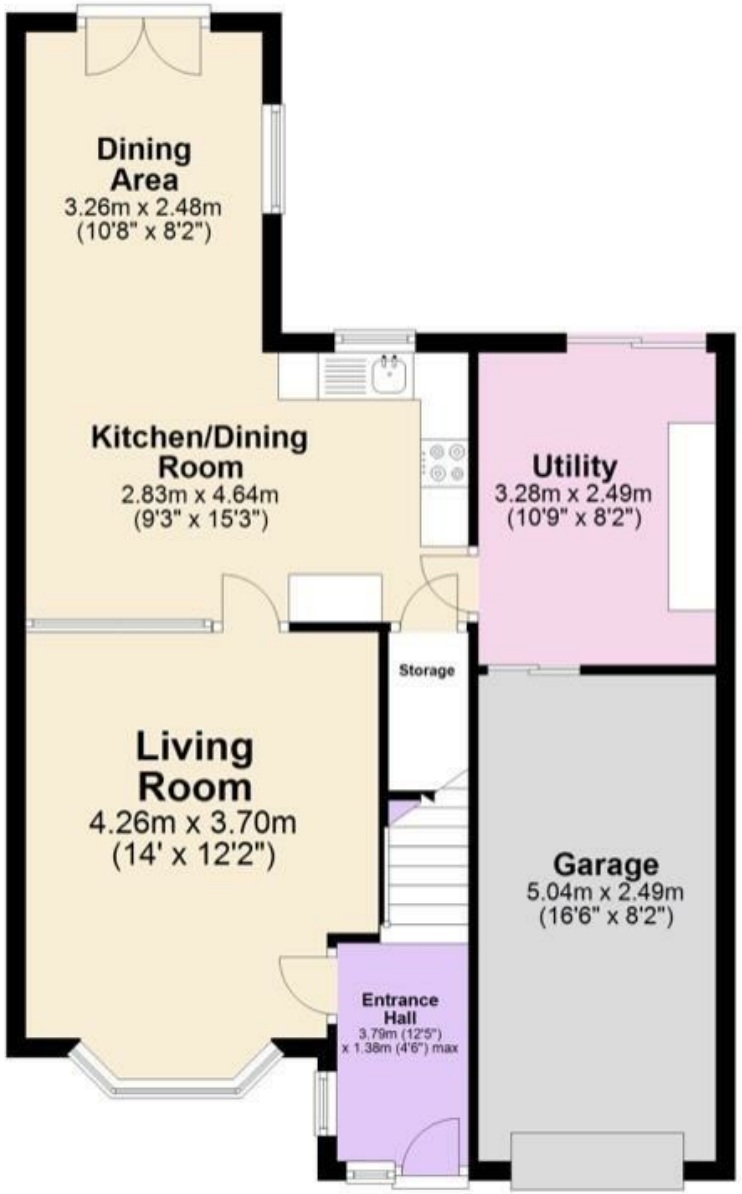
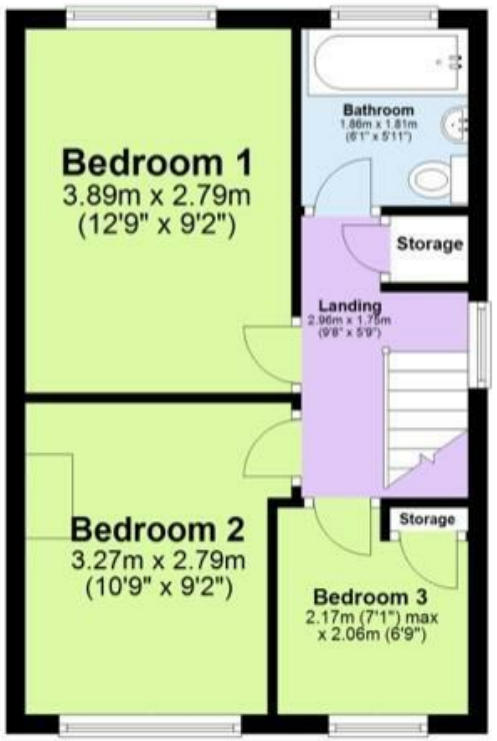
Ground Floor



First Floor



Please use as a guide to layout only. They are not intended to be to scale. Property of Abode Anderson-Dixon. Burton-Uttoxetter-Ashbourne
Plan produced using PlanUp.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive 2002/91/EC

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