



Bearwood Hill Road, Burton-On-Trent

A fully renovated and refurbished traditional bay fronted home offering a high standard of interior accommodation with new uPVC double glazing and gas central heating throughout the home. The current owner has worked through the home to produce a fine property with great attention to detail.

The home opens with a welcoming reception hallway with stairs rising to the first floor and laminate flooring continuing through to the lounge on the front aspect with walk-in bay window with fitted blinds and double oak veneer doors through to the dining room on the rear aspect, with french patio doors onto the rear garden and a useful under stairs storage cupboard. The new fitted kitchen provides a selection of gloss fronted base and wall units with new oven and gas hob built-into surrounding worksurfaces. A uPVC window and door to the rear garden, ceramic tile flooring leads through to the utility combined cloakroom, with new fitted WC and basin, new wall mounted gas fired combination boiler supplying the hot water and heating system. The ground floor has a mix of laminate and tiled floor finishes.

The first floor has three generous bedrooms with new carpets and a new fitted modern contemporary bathroom with his and hers wash basins, P-shape shower bath with curved glass screen, twin head shower and fitted illuminated wall mirror, finished with a complimentary wall tile. The interior accommodation has been internally insulated to increase the efficiency of the home. A side shared gated entry from the front leads to an established rear garden. For sale with no upward chain & must be viewed to appreciate the high standard of renovation work that has been carried out.



The Accommodation

Reception Hallway

Lounge

3.56m x 3.48m (11'8 x 11'5)

Dining Room

3.48m x 3.45m (11'5 x 11'4)

New Kitchen

3.66m x 2.06m (12'0 x 6'9)

Utility Room

First Floor Landing & Cupboard

Bedroom One

3.48m x 3.18m (11'5 x 10'5)

Bedroom Two

3.56m x 2.69m (11'8 x 8'10)

Bedroom Three

2.57m x 2.34m (8'5 x 7'8)

New Bathroom

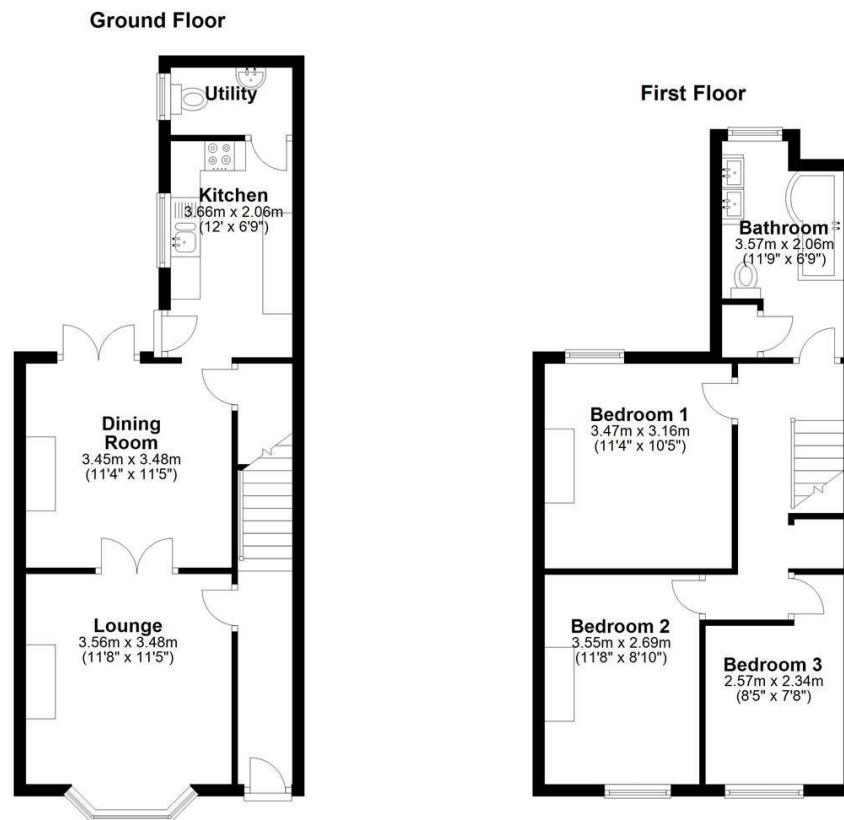
3.58m x 2.06m (11'9 x 6'9)

Front & Rear Garden

Draft details awaiting vendor approval and subject to change.







NICHOLAS HUMPHREYS. This Floorplan is for illustrative purposes only and while reasonable efforts have been made to ensure its accuracy, it is not to scale and measurements should not be relied upon. For display and layout purpose only used by NICHOLAS HUMPHREYS, as a general indication of the layout. It does not form any part of any contract or warranty.
Plan produced using PlanUp.

Services. Main's water, gas and electricity are understood to be available to the property but none of these have been tested or investigated for connection, nor any of the appliances attached thereto, have been tested by Nicholas Humphreys, who gives no warranties as to their condition or working order.

Money Laundering. Under the Protecting Against Money Laundering and Proceeds of Crime Act 2002, we must point out that any successful purchasers proceeding with the purchase will be asked for identification ie: Passport, Driving Licence, and recent Utility Bill. This evidence will be required prior to solicitors being instructed in the purchase of a property.

Agent Note. Whilst every care has been taken in preparation of these details, they are for guidance purpose only. All measurements are approximate, and whilst every care has been taken for accuracy, their accuracy should not be relied upon. Buyers are advised to recheck measurements. New development sites are increasingly implementing an on site annual management charge, all sale of property could be subject to this charge, to be verified & confirmed by your acting solicitor/ conveyancer.

Council Tax Band A
Freehold

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C	74	
(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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