



Harper Avenue,, Burton-On-Trent, DE13 0LZ

Nicholas  
Humphreys

£210,000



**\*\* Three Storey Home \*\* Four Bedrooms & En-suite \*\* Garden Room \*\***

A deceptively spacious three-storey mid-townhouse, extended to the rear and within the roof space, offering four-bedroom accommodation in a sought-after location. The property features an entrance hallway, a front-aspect lounge, and an open-plan kitchen-diner with integrated appliances, leading to a garden room overlooking the extensive rear garden.

The first floor provides three generous bedrooms and a family bathroom, while the second floor is dedicated to the master suite, complete with an en-suite shower room. Outside, there is a double-width driveway for off-road parking, alongside a shared gated entry leading to a mature rear garden with patio and mature shrubs.

With UPVC double glazing throughout and a gas-fired central heating system, this well-presented home is available for viewings strictly by appointment only.



**The Accommodation**

This beautifully extended three-storey mid-townhouse offers deceptively spacious family accommodation ion a generous plot with ear extension and loft conversion.

Ground Floor

The property opens with a UPVC front entrance door leading into a welcoming hallway, with stairs rising to the first floor and an internal door opening into the lounge. The lounge features a charming walk-in UPVC bay window to the front aspect, a feature fireplace, and a door leading through to the open-plan dining kitchen.

The dining kitchen is fitted with a range of modern white gloss-fronted base cupboards and drawers, complemented by matching high-level wall units. Integrated appliances include a built-in oven, a four-ring gas hob, and a concealed dishwasher, while there is additional space for a washing machine and fridge freezer. The laminate flooring extends into the dining area, where UPVC French patio doors lead seamlessly into the garden room.

The garden room provides a versatile, insulated space with UPVC double-glazed windows, a skylight window, and doors opening onto the rear garden ideal for entertaining throughout the year.

First Floor

The first-floor accommodation comprises three generously sized bedrooms. The second bedroom, positioned at the rear, enjoys views over the extensive garden and benefits from a built-in storage cupboard. The family bathroom, located at the front, features a modern three-piece bathroom suite, including a low-level WC, hand wash basin, and bath.

Second Floor

A staircase leads from the first floor landing to the master bedroom suite, situated within a converted roof space with dormer. The bedroom enjoys natural light from a UPVC double-glazed dormer window overlooking the rear garden and a door leads to the en-suite shower room, which is fitted with a WC, hand wash basin, and a double walk-in shower enclosure.

Outside

The property is set back from the road and benefits from a double-width block-paved driveway, providing ample off-road parking. A shared gated entry leads to the mature rear garden, which features a paved patio area, screen fencing, and steps down to the lawn. The garden is enhanced by a variety of mature plants, raised planters, and a further patio area at the far end, bordered by mature trees for added privacy outside of the property boundary.

The property is fully equipped with UPVC double glazing and benefits from a gas-fired central heating system, powered by a wall-mounted combination boiler located in the kitchen.

**Hallway**

**Lounge**

4.37m x 3.58m (14'4 x 11'9)

**Kitchen Diner**

5.31m x 2.74m (17'5 x 9'0)

**Garden Room**

3.89m x 3.63m (12'9 x 11'11)

**First Floor**

**Bedroom Two**

3.38m x 2.77m (11'1 x 9'1)

**Bedroom Three**

2.49m x 2.44m (8'2 x 8'0)

**Bedroom Four**

2.95m x 2.03m (9'8 x 6'8)

**Bathroom**

**Second Floor**

**Master Bedrrom**

3.40m x 3.18m (11'2 x 10'5)

**En-suite Shower Room**

2.16m x 1.09m (7'1 x 3'7)

Draft details awaiting vendor approval and subject to change.

Property construction: Standard

Parking: Driveway

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Mains Gas

Council Tax Band: A

Broadband type: TBC - See Ofcom link for speed: <https://checker.ofcom.org.uk/> Mobile

signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

Local Authority: East Staffordshire Borough Council

Useful Websites: [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

The property information provided by Nicholas Humphrey Estate Agents is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, please contact the office and we will be pleased to check the information for you. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.







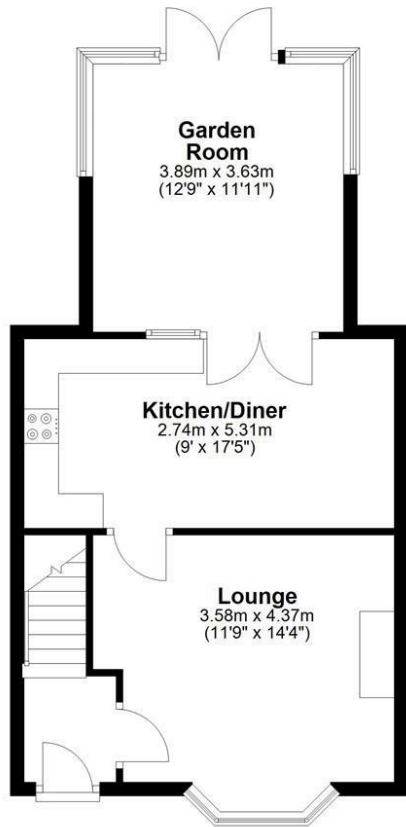




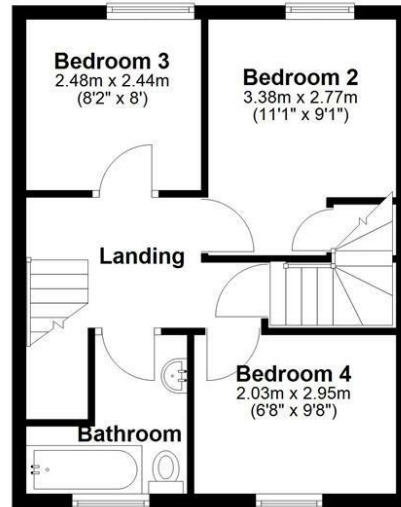




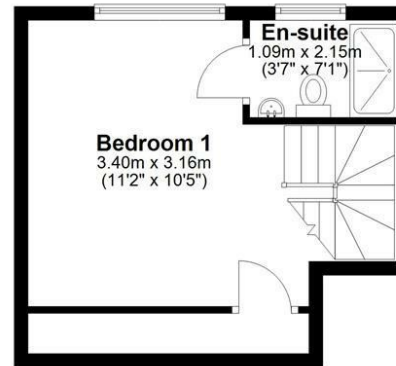
## Ground Floor



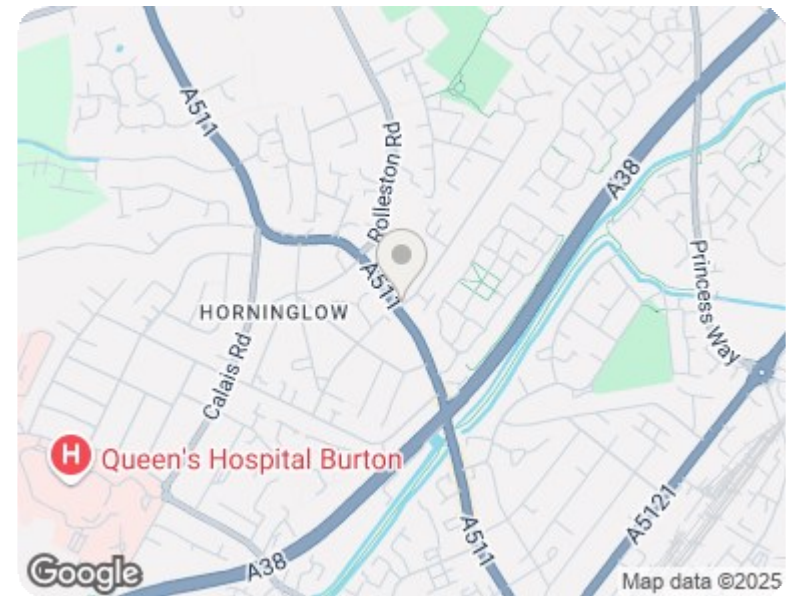
## First Floor

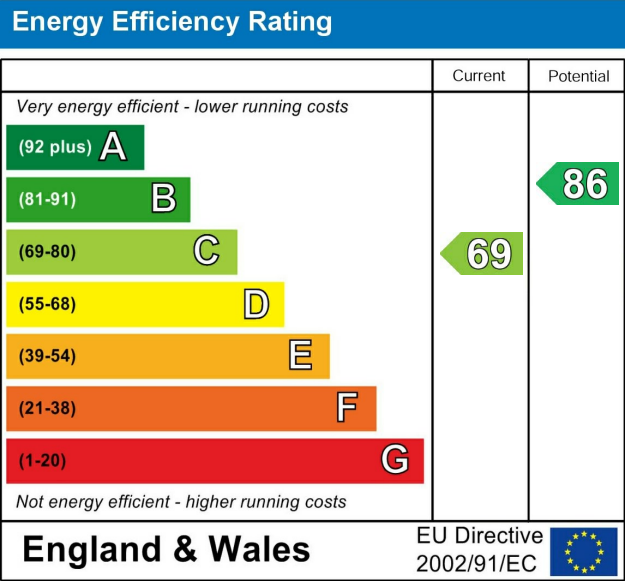


## Second Floor



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Plan produced using PlanUp.





**Council Tax Band A**

**Freehold**

**Services.** If & where stated in the details main's water, gas and electricity are understood to be available to the property, 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.

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**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.

**Survey.** We advise all buyers to undertake their own investigations into the condition of the property and surroundings by an independent survey. We the Agent do not conduct a survey of the property and cannot advise on structural defects or materials used. Independent advice is required before exchange and completion.

**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 and inspect the property before exchange of contracts to confirm they are satisfied with the condition of the property and surroundings before completion of the purchase. 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 before exchange of contracts.

**Selective License Areas.** The Council's Selective Licensing Scheme requires all landlords who privately rent out properties within the designated areas to obtain a licence from the council. Within Burton on Trent the following streets have been designated: Blackpool Street, Branston Road, Broadway Street, Goodman Street, King Street, Queen Street, Shobnall Street, Uxbridge Street & Waterloo Street. A license fee for application will be payable and work to the home maybe required. Full information: <https://www.eaststaffsbc.gov.uk/housing-and-property/landlords/selective-licensing-scheme>

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