



Bridgewater Road, Burton-On-Trent, DE14 2GD

Asking Price £250,000

A generously proportioned detached family home offering entrance hallway, ground floor cloakroom, a dual aspect lounge, open plan fitted dining kitchen with French patio doors opening out onto an enclosed rear garden and a separate utility room.

The first floor accommodation provides three good size family bedrooms, the master having an en suite shower room, and a fitted family bathroom. Outside the property backs onto the Trent & Mersey canal to the rear elevation with a well proportioned rear garden, a tarmac driveway to the side providing off road parking for several vehicles, and front and side gardens.

The property benefits from gas central heating and UPVC double glazing and is available with no upward chain. The property is conveniently located for Burton town centre and is within a short commutable distance of the A38 linking major road networks. Internal viewings are highly recommended and strictly by appointment only.

The Accommodation

Ground Floor

The home opens with a welcoming reception hallway with oak effect flooring, door through to a guest cloakroom offering a white cloakroom suite with WC and hand wash basin. The lounge is position on the front elevation with dual aspect windows to front and side. The open plan fitted kitchen diner has a selection of fitted units, built-in appliances including oven and hob with an extractor hood above, French patio door opening onto the rear garden and door through to a utility room, offering further freestanding appliance spaces and a gas central heating boiler.

First Floor

The has landing with internal doors leading off to three good size family bedrooms, the master bedroom having an en-suite shower room providing WC, hand wash basin and shower enclosure. The modern fitted family bathroom has a three piece white bathroom suite.

Outside

The property is set within a cul de sac location on a corner plot backing onto the Trent & Mersey Canal. The double width driveway affords parking for several vehicles with front and side ;awn and gated access to the rear garden mainly laid to lawn.

Hallway

Guest Cloakroom

Lounge

5.13m x 2.90m (16'10 x 9'6)

Kitchen Diner

5.13m x 2.74m (16'10 x 9'0)

Utility Room

2.01m x 1.50m (6'7 x 4'11)

First Floor

Master Bedroom

3.12m min x 3.00m min (10'3 min x 9'10 min)

En-suite Shower Room

Bedroom Two

3.10m min x 2.79m min (10'2 min x 9'2 min)

Bedroom Three

2.69m x 2.06m (8'10 x 6'9)

Bathroom

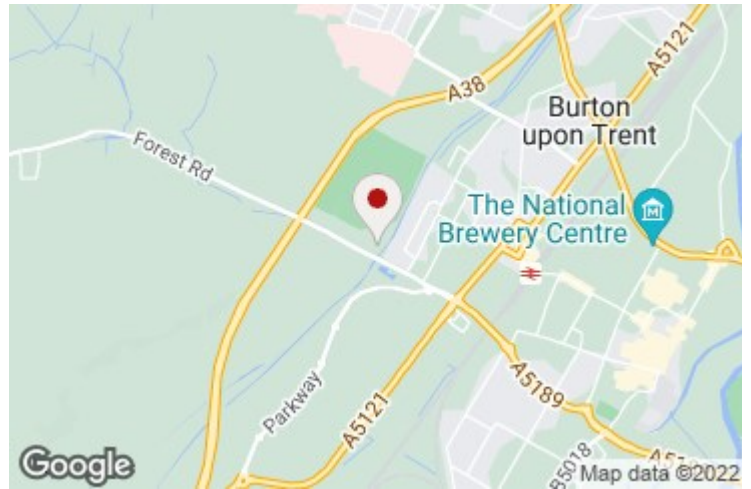
2.18m x 1.68m (7'2 x 5'6)

Double Width Driveway

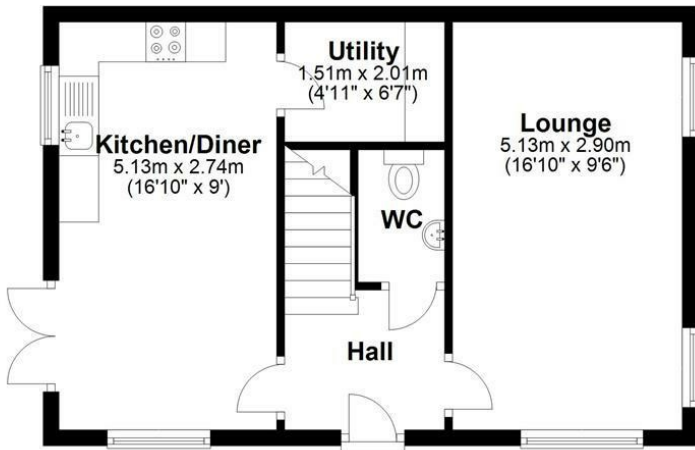


Front & Rear Gardens

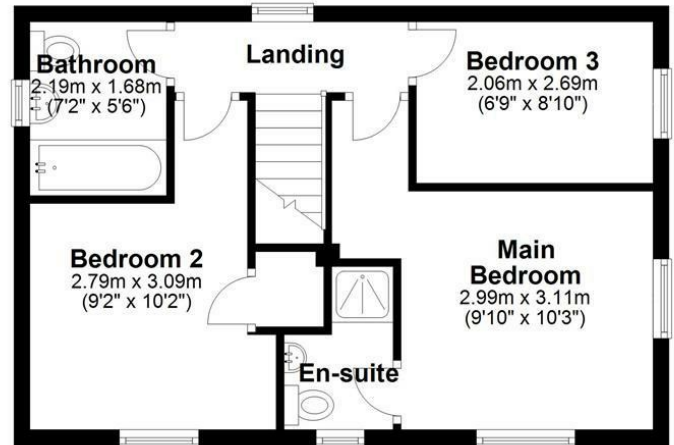
Draft details awaiting vendor approval and subject to change.



Ground Floor



First Floor



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, as a general indication of the layout. It does not form any part of any contract or warranty.
Plan produced using PlanUp.

Council Tax Band C Freehold

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.

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	82	82
	EU Directive 2002/91/EC	

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