Eton Road, Burton-On-Trent, DE14 2SP

Nicholas Humphreys

Offers In The Region Of £197,500

A beautifully presented and recently renovated traditional three-bedroom semi-detached home, situated within a popular residential location on the outskirts of Burton-on-Trent. The property has undergone an extensive programme of refurbishment and improvement by the current owner and is presented to a high standard throughout.

The accommodation includes a welcoming reception hallway, attractive bay-fronted lounge with feature fireplace, separate formal dining room and an impressive extended and comprehensively refitted dining kitchen with integrated appliances and French patio doors opening onto the rear garden.

To the first floor are three bedrooms, including a generous master bedroom with modern en-suite shower room, together with a stylish four-piece family bathroom incorporating both a panel bath and separate shower enclosure.

Outside, the property benefits from a block-paved front forecourt garden with gated side access leading to an extensive enclosed rear garden with patio, lawned garden and garden shed.
Further benefits include UPVC double glazing, gas central heating, newly fitted carpets to the first floor and contemporary decoration throughout.

Conveniently positioned for Burton-on-Trent and within easy reach of the A38, providing excellent commuter links towards Derby and Lichfield.
A superbly presented traditional, Internal viewing is highly recommended.

The Accommodation

The property is set back from the road behind a low-level wall with a block-paved front forecourt garden. A pathway leads around to the side of the home, where a UPVC double-glazed entrance door opens into the welcoming reception hallway.

The hallway is finished with laminate flooring and has an upright radiator, staircase rising to the first-floor accommodation and a useful below-stairs storage cupboard. Oak veneered internal doors lead through to the principal ground-floor rooms.

Positioned to the front aspect is the attractive lounge, centred around a feature fireplace with quarry-tiled hearth. A delightful UPVC double-glazed walk-in bay window allows for an abundance of natural light, with a double radiator and inset LED spotlights completing the room.

The separate formal dining room is positioned to the rear aspect and continues with the laminate flooring. UPVC double-glazed windows to both the rear and side elevations provide plenty of natural light, with a double radiator and an oak veneered door leading through to the impressive extended dining kitchen.

A particular feature of the home is the recently extended and comprehensively refitted dining kitchen, offering a generous selection of fitted base cupboards and drawers with matching eye-level wall units and extensive preparation work surfaces. There is a one-and-a-half bowl single-drainer sink unit with mixer tap, built-in oven with four-ring electric hob and extractor hood above, concealed integrated fridge and freezer, together with a large upright larder-style unit concealing space and plumbing for a freestanding washing machine.
The dining kitchen is finished with laminate flooring and inset LED spotlights, with an upright radiator, UPVC double-glazed window to the side elevation and a useful cupboard housing the gas-fired combination boiler supplying the domestic hot water and central heating system. UPVC double-glazed French patio doors open directly onto the rear garden, making this an excellent space for everyday family living and entertaining.

To the first floor, the landing has inset LED spotlights and access to the loft space via a fitted loft ladder. The loft provides excellent potential for additional storage, subject to the installation of suitable boarding.

The master bedroom is positioned to the front elevation and benefits from twin UPVC double-glazed windows, inset LED spotlights and a double radiator. A door leads through to the modern en-suite shower room, fitted with a white suite comprising WC, hand wash basin and shower enclosure with twin-headed thermostatic shower. Further features include a heated chrome towel rail, UPVC double-glazed window and extractor fan.

There are two further bedrooms, with the larger of the two positioned to the rear elevation and enjoying a delightful outlook across the extensive rear garden.

Positioned between the two bedrooms is the beautifully appointed family bathroom, fitted with a modern four-piece white suite comprising WC, pedestal hand wash basin, panel bath and separate shower enclosure with twin-headed thermostatic shower. The bathroom is further complemented by a heated chrome towel rail, inset spotlights and extractor fan. The first-floor accommodation has recently been finished with newly fitted light-grey carpets, complementing the fresh and contemporary presentation found throughout the home.

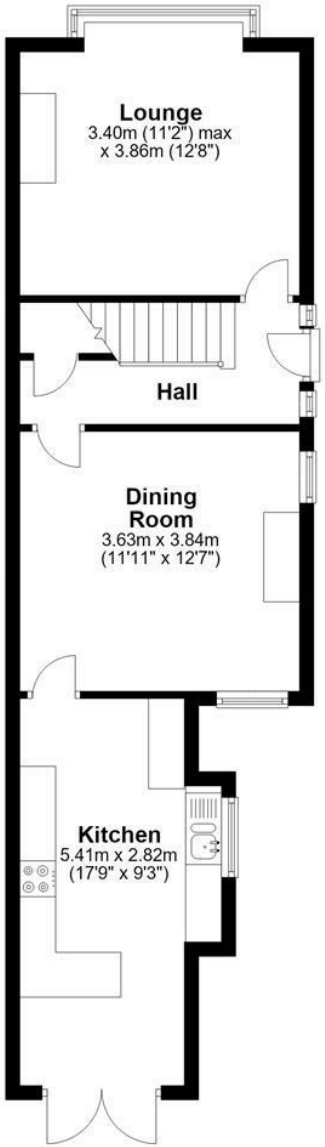
Outside, gated access from the front of the property leads through to the extensive enclosed rear garden. Immediately adjoining the property is a patio area providing space for outdoor seating and entertaining, beyond which lies the main garden with garden shed and fenced boundaries.

The current owner has undertaken a significant programme of renovation, refurbishment and improvement, creating an attractive home ready for its next purchaser to enjoy. Eton Road is conveniently positioned for access to Burton-on-Trent and its wide range of amenities, while the nearby A38 provides excellent commuter links towards Derby and Lichfield.
An internal viewing is highly recommended to fully appreciate the standard of accommodation, extended dining kitchen and generous rear garden this impressive traditional home has to offer.
All viewings strictly by appointment only.

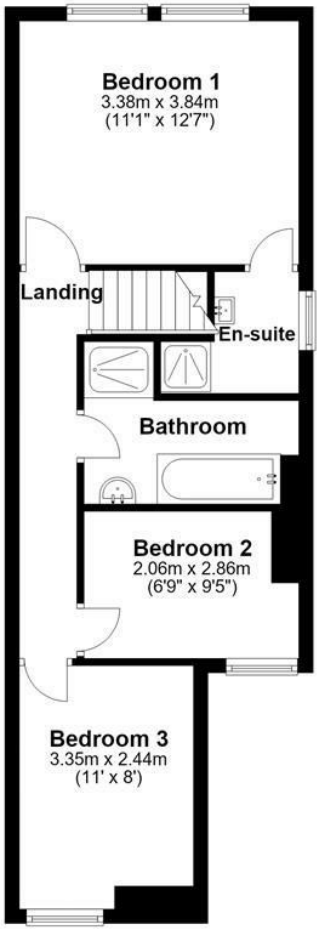
Property construction: Standard
Parking: None. On Street only
Electricity supply: Mains
Water supply: Mains
Sewerage: Mains
Heating: Mains Gas
Council Tax Band: B
Local Authority: East Staffordshire Borough Council
Broadband type: TBC - See Ofcom link for speed: https://checker.ofcom.org.uk/ Mobile signal/coverage: See Ofcom link https://checker.ofcom.org.uk/
Useful Websites: www.gov.uk/government/organisations/environment-agency
An on-site management fee may apply to all modern or new developments.

Anti-Money Laundering (AML) Requirements
In line with the Money Laundering Regulations 2017, all purchasers and, where applicable, cash donors are required to complete AML identity and source-of-funds checks once an offer is accepted. These checks are carried out via “Thirdfort” and do not affect your credit rating. A non-refundable compliance fee of £36.00 including VAT applies per person (with an additional fee of £36.00 per individual/ cash donor). Full details are set out in our PDF brochure.
Please ensure you have viewed the agent’s full PDF branded brochure for full information, selective licence areas and charges regarding the proposed purchase of the property and not rely on third party website information supplied before actioning the purchase process.
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. Draft details awaiting vendor approval and subject to change

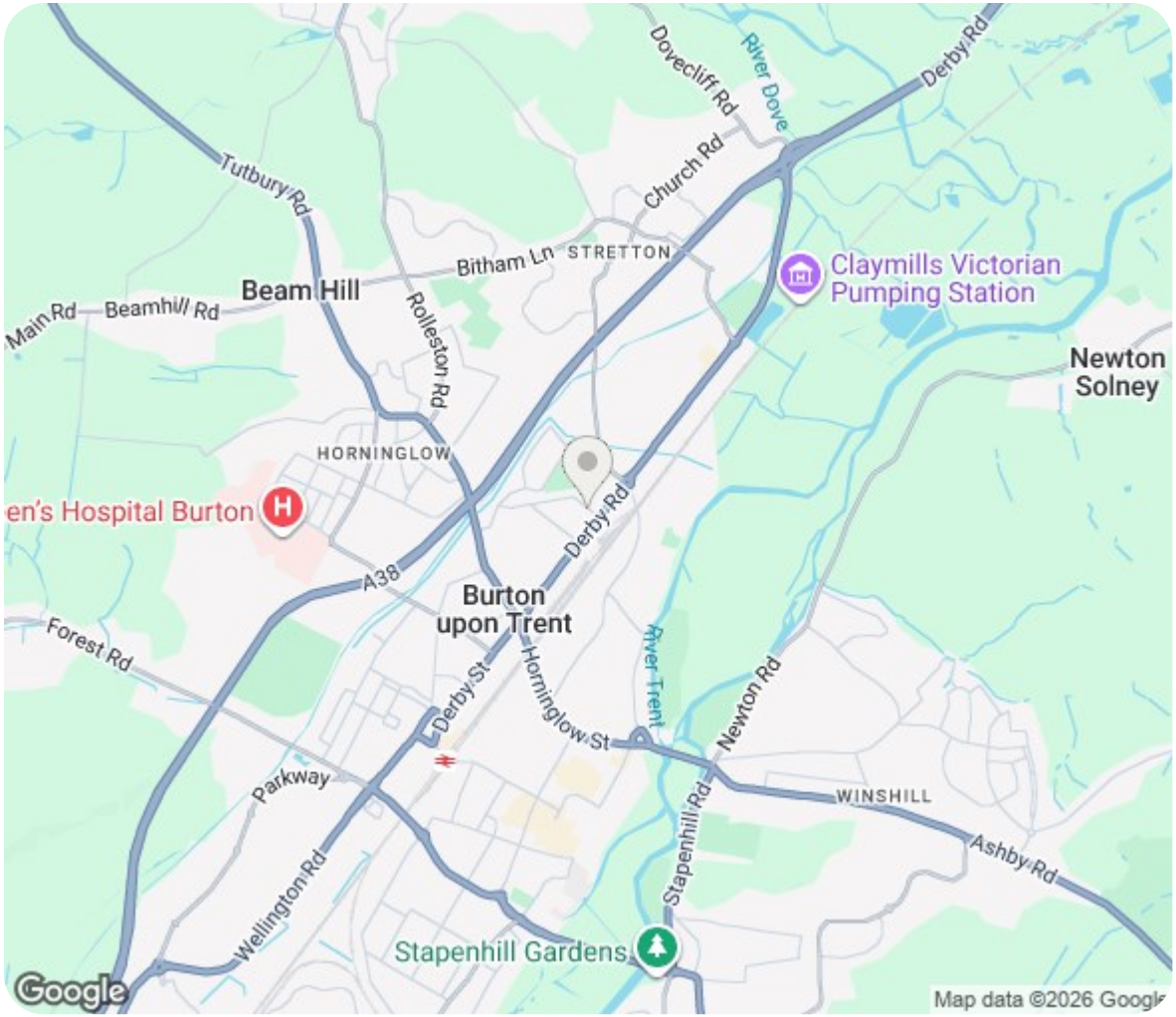
Ground Floor

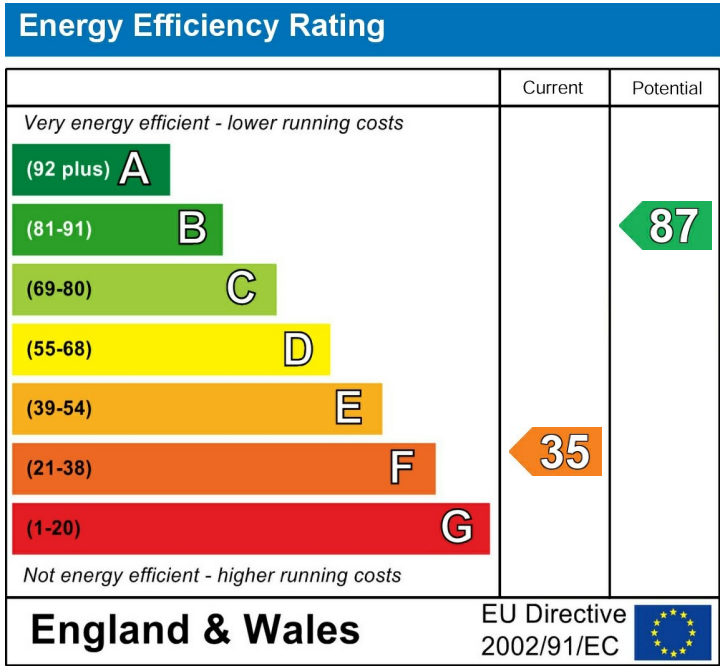


First Floor



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.





Council Tax Band B **Freehold**

This Brochure consists of 12 pages, please ensure you have read all pages before proceeding with your proposed purchase.

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Important Notes, Charges & Selective Licence Areas

AML & ID Verification Checks & Charges. In accordance with our legal obligations under the Money Laundering Regulations 2017, and the Protecting Against Money Laundering and Proceeds of Crime Act 2002, we are required to carry out Anti-Money Laundering (AML) identity verification and source-of-funds checks on all purchasers and, where applicable, any third-party cash donors once an offer has been accepted on a property. We use "Thirdfort" to complete these checks. This process does not involve a credit check and will therefore have no impact on your credit history. With effect from 1st March 2026, a non-refundable compliance fee of £30.00 + VAT (£36.00 including VAT) will be payable per person, per transaction, covering AML checks for purchasers and/or cash donors. This fee must be paid in advance, once an offer is agreed and prior to a sales memorandum being issued.

Where there is more than one purchaser and/or cash donors, an additional fee of £36.00 including VAT per additional person will be required. The compliance fee is non-refundable, as the checks are undertaken immediately upon instruction and the associated costs are incurred regardless of whether the transaction proceeds to completion. This applies whether the sale or purchase falls through due to the actions of the purchaser, the vendor, or for any other reason.

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.

Floor Plans. To be used as an illustrative purpose only and while reasonable efforts have been made to ensure its accuracy, it is not to scale and measurements should not be relied upon. The company displays the floor plan as a general indication of layout and it does not form any part of any contract or warranty and provides an approximate guide to layout.

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 Licence 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. From January 2027 Streets added are Anglesey Road, Derby Street, Horninglow Road, Thornley Street, Belvedere Road, Edward Street, Oak Street, Victoria Crescent, Byrkley Street, High Street, Princess Street, Wetmore Road, Calais Road, Horninglow Rd North, Shobnall Road and Wyggeston 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