



53 Battlestead Road

, Burton-On-Trent, DE13 9GB

Guide price £320,000



POPULAR VILLAGE LOCATION Dwellings Estate Agents are delighted to bring to the market this relatively new family home situated in the highly desirable village of Tatenhill. Battlestead Road is well situated with nearby countryside and a wealth of amenities in the nearby market town of Burton upon Trent, the cathedral city of Lichfield, and the neighbouring village of Barton under Needwood. Amenities include Barton Marina, Brans ton Golf and Country Club, St. George's Park, and lovely countryside walks can be enjoyed nearby at the mature, historic woodland of Battlestead Hill. This stunning detached home benefits from walking distance to John Taylor Free School.

The property is set over two floors and is a spacious family home that offers versatile living accommodation. The property boasts a contemporary interior design throughout. The ground floor comprises an entrance hallway with doors leading into a dining room, a W/C, a spacious lounge, and a modern fitted kitchen. From the lounge, you can enjoy the view of the beautifully landscaped garden through the patio doors. The first-floor landing leads to three generously sized bedrooms and a three-piece family bathroom. The master bedroom is enhanced by its own en suite.

Externally, to the front, the property is situated on a spacious plot and features an appealing frontage with well-maintained lawned gardens. A paved path leads to the front door, providing a welcoming entrance.



ENTRANCE HALLWAY

DINING ROOM 10'2" x 8'8" (3.10m x 2.65m)

W/C 3'3" x 8'8" (1.00m x 2.65m)

LOUNGE 14'1" x 10'6" (4.30m x 3.21m)

KITCHEN 9'8" x 9'10" (2.97m x 3.00m)

MASTER BEDROOM 13'5" x 8'6" (4.10m x 2.61m)

EN SUITE 6'11" x 4'11" (2.11m x 1.51m)

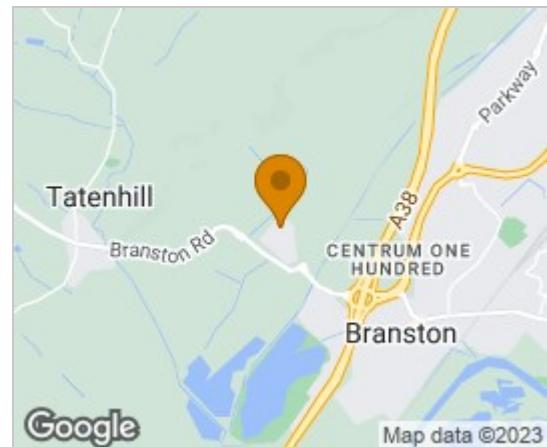
BEDROOM TWO 9'10" x 13'5" (3.00m x 4.10m)

BEDROOM THREE 9'8" x 8'10" (2.97m x 2.71m)

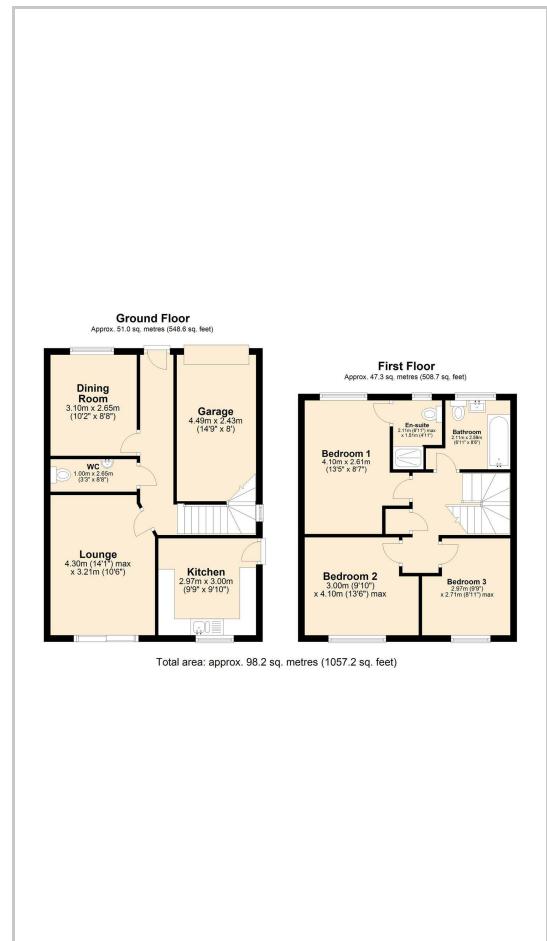
BATHROOM 6'11" x 8'5" (2.11m x 2.59m)

GARAGE 14'8" x 7'11" (4.49m x 2.43m)

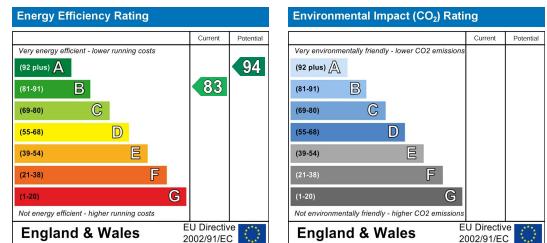
Area Map



Floor Plans



Energy Efficiency Graph



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