



#SOLD #SOLD #SOLD #SOLD #SOLD #SOLD #SOLD #SOLD #SOLD

# Derby Road

Burton-On-Trent, DE14 1RW

Offers over £200,000

Our Vendors are our #1 priority & our Google reviews speak volumes. Introducing a "I KNOW WHAT MY HOUSE IS WORTH & I AM READY TO SELL MY PROPERTY!"

We genuinely want to sell your house in the most efficient manner possible.

In order to qualify for this package, you must:

- 1. Obtain 3 valuations from Burton Based Estate Agents
- 2. Obtain their fees for selling your property



You know your property better than anyone, you will have a rough idea what it is worth. Why do we require the above, please see example below?

1 Dwellings Road, Burton, DE15 2XX





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## Summary

This Period home benefits from a generous layout, bright and airy rooms with high ceilings, and an extension makes the kitchen the heart of the home. Within minutes of the A50, and the de Ferrers Academy, the property is situated in the perfect area for a family.

The front porch leads into entrance hall. To the left, a front reception room features a large bay window, high ceilings and a fireplace. To the right, a second reception room with views of the rear garden. Leading off, the extended kitchen/diner has ample cupboard space, with gas hob and double oven which is still under warranty. With space for a dining table, it is the perfect place to entertain guests. Double sliding doors to the rear lead into the private enclosed rear garden.

There is also a downstairs wet room, with shower, sink and low level W/C.

Upstairs consists of two large double bedrooms and one single bedroom, all with room for personalization. The upstairs bathroom features bath with shower over, basin with storage unit underneath and low level W/C.

At the front of the property is off road parking with a private storage area connecting you to the back garden. The property benefits from double glazing and gas central heating throughout, with a combi boiler under warranty. The garden allows for a multitude of outdoor furnishing, making it an ideal place to spend your summer evenings. Garden features include a built in plant bed with potential of a landscaped feature at the rear.

## Living Room

4.28m (14'1") x 3.60m (11'10")

Bay window to front, radiator, door to:

## Hallway

Window to side, stairs, door to:

## Wet Room

Shower, wash hand basin and WC.

## Sitting Room

4.28m (14'1") x 3.60m (11'10")

Window to rear, radiator, door to:

## Kitchen/Diner

7.94m (26'1") x 2.75m (9')

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink with mixer tap, two windows to side, radiator, sliding door, door to:

## Master Bedroom

4.28m (14'1") x 3.60m (11'10") plus 0.32m (1'1") x 0.32m (1'1")

Window to front, door to:

## Bedroom Two

3.62m (11'11") x 2.91m (9'7") plus 0.26m (0'10") x 0.26m (0'10")

Window to rear, door to:

## Bedroom Three

3.62m (11'11") x 2.40m (7'10")

Window to rear, door to:

## Family Bathroom

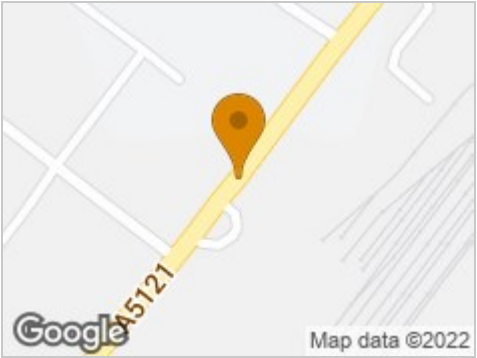
Fitted with three piece suite with low-level WC, window to front, door.

## Outside Area

Front paved area suitable for one-two cars. Rear enclosed garden with pond and landscaped area.



Road Map



Hybrid Map



Terrain Map



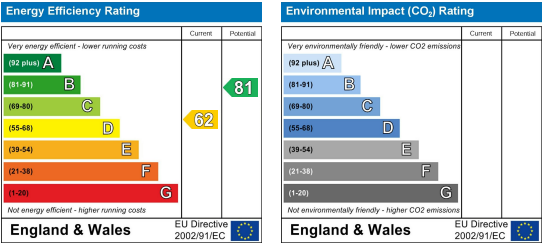
Floor Plan



Viewing

Please contact our Dwelling Estate Agents Office on 01283 890199 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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