



Cumberland Road  
BURTON-ON-TRENT

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## Property Description

Burchell Edwards are delighted to bring to market this well-finished and sizeable 3 bedroom Semi-Detached family home, situated on a lovely, private road in the desirable area of Stapenhill. The property welcomes you with a well maintained front garden containing a spacious brick paved driveway, providing off road parking for multiple vehicles as well as pushing the property away from the road offering an aspect of privacy. Internally, the property has been finished to a beautiful standard throughout and offers an extended ground floor consisting of: an open plan lounge/dining room, an additional reception room in the property's conservatory, a functioning kitchen with plenty of storage space as well as the extension which hosts a utility area and downstairs W/C to finalise. On the first floor of the property you will find: the master bedroom, which is a great sized double bedroom with integrated storage, a second double bedroom, a single bedroom as well as the property's main bathroom which has been finished to a tidy standard. Externally, the rear garden provides a truly peaceful setting which can be thoroughly enjoyed in the warmer months. With a gravel seating area, wooden summer house and a generous sized lawn patch, the garden presents the perfect relaxation area with a high level of privacy. Viewing of this amazing property is essential!

## Entrance Hall

Tiled flooring, under stair storage cupboard, pendant light, central heating radiator.

## Lounge/Diner

Wooden flooring, pendant light x2, central heating radiator x2, window to front elevation, doors leading to conservatory.

## Conservatory

Wooden flooring, door to rear garden, windows to rear elevation,.

## Kitchen

Tiled flooring, window to rear elevation,

pendant light, cupboards over counters, boiler location, plumbing for washer, resin sink & drainer, door leading to utility,

## Utility Area

Tiled flooring, central heating radiator, cupboards over counters, plumbing for washer, door to rear garden, window to rear elevation, storage cupboard.

## Downstairs W/C

Tiled flooring, hand wash basin, low level flush W/C, pendant light, window to front elevation.

## Bedroom One

Wooden flooring, pendant light, window to front elevation, central heating radiator, integrated wardrobe x2.

## Bedroom Two

Wooden flooring, pendant light, window to rear elevation, central heating radiator, integrated wardrobe

## Bedroom Three

Wooden flooring, pendant light, window to front elevation, central heating radiator.

## Family Bathroom

Wooden flooring, window to rear elevation, low level flush W/C, hand wash basin, pendant light, central heating radiator, shower over bath tub,

## Front Garden

Brick paved driveway providing off road parking for multiple vehicles, gate leading to side/rear of property.

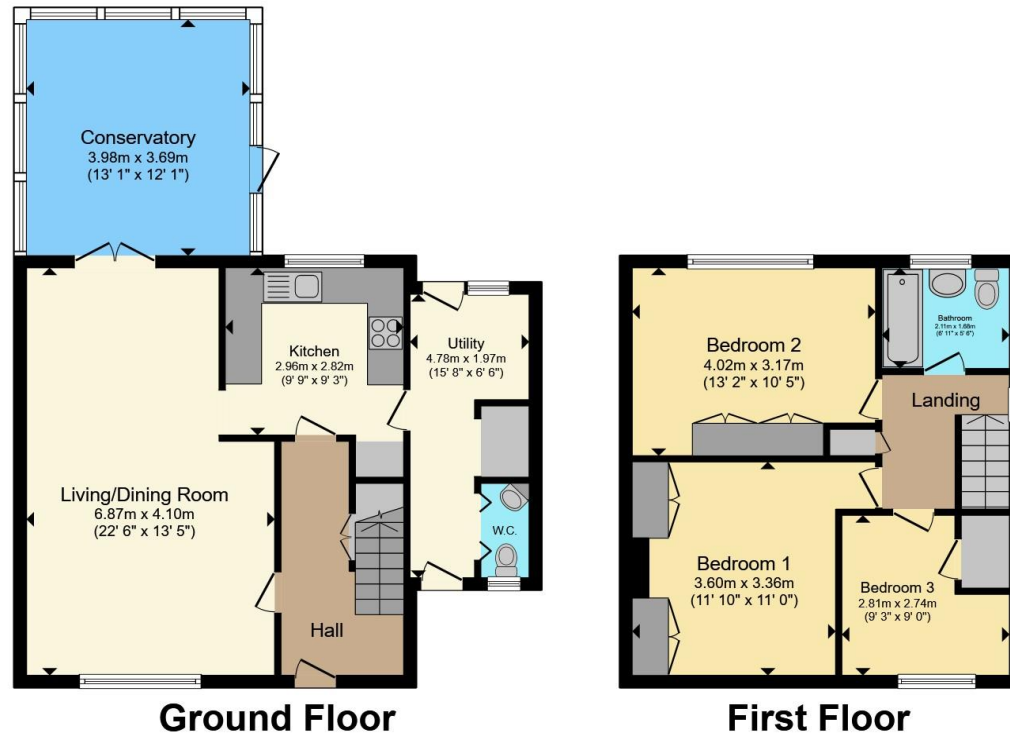
## Rear Garden

Enclosed rear garden, good level of privacy, large lawn patch, gravel seating area, wooden summer house.









Total floor area 110.9 m<sup>2</sup> (1,194 sq.ft.) approx  
 This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



To view this property please contact Burchell Edwards on

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Britannia House Station Street  
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EPC Rating: B Council Tax Band: A

Tenure: Freehold

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