



Farm Close
Burton-On-Trent

burchell
edwards

Farm Close Burton-On-Trent DE13 0UR

for sale
£220,000



Property Description

A beautifully presented and spacious family home located in a popular area of Horninglow in Burton on Trent! This fantastic property is situated in a quiet cul de sac that is ideal for a young family and is in close proximity to three very good schools! Externally the property offers parking for at least three cars, along with the garage to the side of the property as well! Internally there is a spacious family lounge and an open plan kitchen diner to the rear. Upstairs are three good sized bedrooms and a recently modernised family bathroom. To the rear is a low maintenance entertaining garden that is also South facing! Book you viewing today to avoid missing this fantastic family home!

Frontage

Block paved driveway big enough for at least 3 cars and gives access to garage

Lounge

Having a DG upvc entrance door, DG window to front aspect, gas fire within fireplace, central heating radiator, TV point and stairs to first floor.

Kitchen Diner

Fitted with a range of wall and base units with complementary work surfaces over, incorporating a stainless steel sink and drainer. There is space and plumbing for a washing machine and dishwasher, along with an integrated electric oven and gas hob. The room also benefits from a wall-mounted combi central heating boiler, double glazed window to the rear elevation and double glazed French doors opening onto the rear garden.

Landing

DG window to side, loft access with ladder and airing cupboard.

Master Bedroom

DG window to front, central heating radiator, fitted wardrobes

Guest Bedroom

DG window to rear and central heating radiator

Third Bedroom

DG window to front, central heating radiator

Bathroom

Recently modernised and finished to a high standard, comprising a paneled bath, separate shower cubicle, heated towel rail and tiled splashbacks. A double glazed window to the rear elevation provides natural light and ventilation.

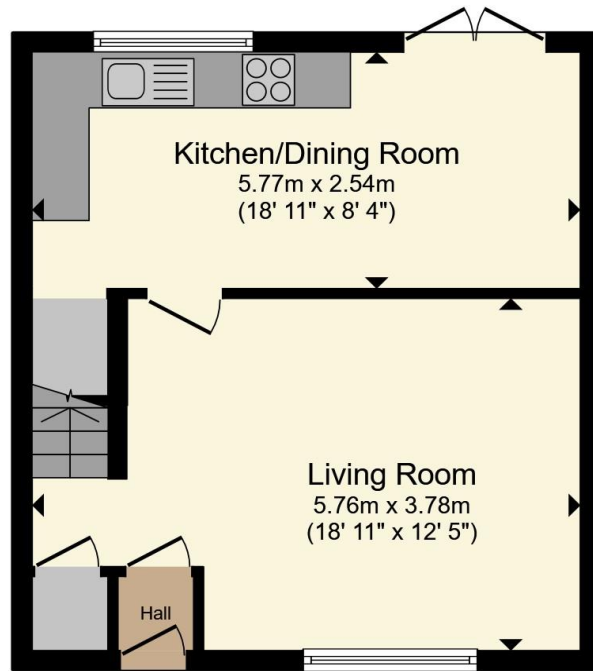
Rear Garden

A fantastic outdoor entertaining space featuring an attractive slabbed patio area leading via steps to a well-maintained lawn. The garden also benefits from a covered seating area, providing the perfect spot for relaxing and enjoying sunny afternoons. Designed with both entertaining and ease of maintenance in mind, this south-facing garden is ideal for family enjoyment throughout the year.

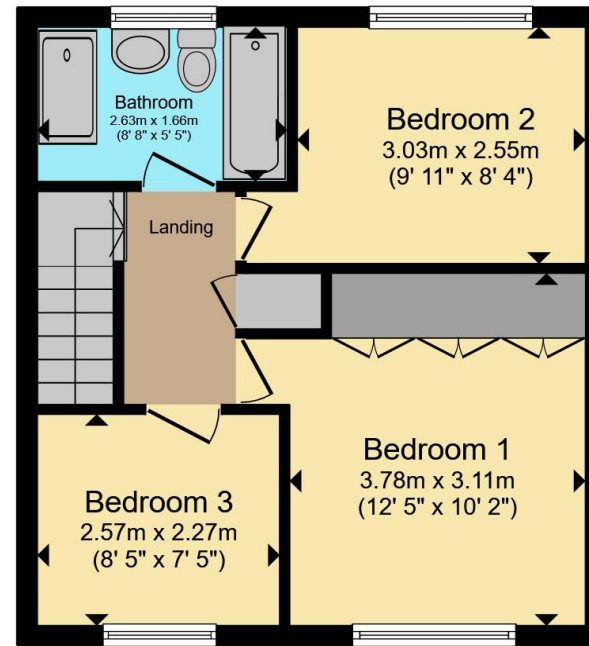








Ground Floor



First Floor

Total floor area 74.0 m² (796 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



To view this property please contact Burchell Edwards on

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EPC Rating: Council Tax
 Awaited Band: B

Tenure: Freehold

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