

# Beamhill Road

Burton-on-Trent, Staffordshire, DE13 9QP



This immaculate near new 3 bedroom, 2 bathroom semi detached home is ready for its new owner to call it home. This amazing property is jam packed full of features including off street parking for multiple cars, underfloor heating, feature skylights and a sparkling ensuite. The property is well located close to local parks, hospitals and has fantastic school catchment including John Taylor.

£325,000

John German 

As you pull into the extra large driveway you will immediately notice the quality of the build from the get go. As you enter through the front door you are greeted by immaculate modern interior. There is a conveniently placed cloakroom located at the front of the home.

Through a doorway you enter the kitchen. The kitchen benefits from stone worktops, in built appliances and masses of storage both in the kitchen and on the large purpose built island which has both seating and storage.

The kitchen flows into the open plan living and dining space. This space is beautifully presented and comes complete with built in cabinetry, an instant boiling water tap and feature skylights above the dining area. The dining overlooks the rear gardens and can be accessed through large bi fold doors.

The garden is exceptionally well maintained and comes complete with a large patio area and a large lawn area which overlooks the fields behind.

The first floor consists of 2 secondary bedrooms, both are a fantastic size and would make fantastic children's bedrooms, both benefit from neutral modern décor. They are serviced

by a family bathroom which benefits from feature tiling, large bath with a shower, WC and sink with in-built storage.

The generous master bedroom is a lovely size, it benefits from an area that currently has a dressing table and a sparkling ensuite consisting of large shower, sink and WC. The first floor also has central heating whilst the ground floor has under floor heating

**Tenure:** Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

**Services:** Mains water, drainage, electricity and gas are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

**Useful Websites:**

[www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

**Our Ref:** JGA26092023

**Local Authority/Tax Band:** East Staffordshire Borough Council / Tax Band D











Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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#### Agents' Notes

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#### Referral Fees

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