

# Beamhill Road

Anslow, Burton-on-Trent, DE13 9QP

John  
German









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Offers over £500,000

An outstanding detached bungalow standing on a substantial garden plot with wonderful views across fields to rear in a desirable non estate location.





This exceptional bungalow stands on a wonderful garden plot with field views to rear, perfectly placed with countryside walks on the doorstep together with being just a few minutes drive away from Burton on Trent town centre. The bungalow is beautifully presented throughout and ready to move into.

Standing behind a large expanse of frontage which is divided into a generous block paved driveway and a large garden with shaped lawns and borders, a canopy porch gives access to the front entrance door which opens into an impressive reception hall with parquet floor, windows to front and doors leading off. There is plenty of living space offered by three reception rooms, the first of which offers an ideal lounge with plenty of natural light pouring through a bay window. This room could also make an ideal fourth bedroom if required. Across the hallway is a door opening into an impressive kitchen fitted with a range of base and eye level units with roll edge granite work surfaces over adding a quality feel, integrated oven and hob, space for fridge freezer and further appliances, sink and drainer unit and window framing views across the rear garden and fields beyond. Off the kitchen is a useful utility room with additional appliance space, second sink, wall mounted gas central heating boiler and window framing views to front. There are two further reception rooms off the kitchen, the first of which is a dining room with French doors opening out to the rear garden and a door opening through into a lovely lounge, again with French doors opening out to the rear garden. Both rooms enjoy fantastic views. Across the hallway there are three bedrooms, the master bedroom is perfectly placed with a rear facing window capturing views to rear together with a dressing area having mirrored wardrobes with sliding doors and a superb refitted en suite shower room with a contemporary feel having glazed shower enclosure, vanity wash hand basin and WC. There are two further double bedrooms, both sharing a well appointed family bathroom with panelled bath, pedestal wash hand basin and WC.

The rear garden offers stunning outdoor space with a newly paved terrace, perfect for enjoying those fantastic views with shaped lawns and a further paved terrace to side. There is a garage with an up and over front entrance door and door opening out to the rear garden.

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

**Property construction:** Brick

**Parking:** Drive & garage

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:** Mains

**Heating:** Gas central heating

(Purchasers are advised to satisfy themselves as to their suitability).

**Broadband and type:** See Ofcom link for speed: <https://checker.ofcom.org.uk/>

**Mobile signal/coverage:** See Ofcom link <https://checker.ofcom.org.uk/>

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

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

[www.eaststaffsbc.gov.uk](http://www.eaststaffsbc.gov.uk)

**Our Ref:** JGA/12022024

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Approximate total area<sup>(1)</sup>

1440.96 ft<sup>2</sup>

133.87 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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### Agents' Notes

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		



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