

# Eldon Street

Burton-on-Trent, DE15 0LU



Located in a sought after spot in Burton On Trent on Eldon Street is this attractive 1930's semi-detached family home. Boasting over 1100 Sq. Ft. of living accommodation throughout, being a great size for a family with three spacious bedrooms.

NO UPWARD CHAIN

£230,000



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Upon entering the home, a welcoming hallway leads to the primary living spaces. The living room offers a bright and airy space, with an open flow to the dining room, creating a seamless space ideal for entertaining. Adjacent to the dining room is the cosy sunroom, which is versatile in its use, this space could be utilised as a separate living room, playroom, study etc. The modern fitted kitchen has recently been renovated and features matching wall and base units with quartz worktops above, ceramic sink and drainer, base level electric oven, gas hob with cooker hood above and a door leading to the rear garden. Conveniently located off the hallway is a guest WC for added practicality. Upstairs, the property offers three well-proportioned bedrooms. The master bedroom provides ample space for wardrobes and furnishings, ideal for family members or guests. The second double bedroom includes two fitted wardrobes and the third single bedroom can be utilised as a home office or child's room. A modern family bathroom completes the upstairs layout, offering a shower enclosure, w/c and wash hand basin. The good sized loft has been fully boarded.

As you approach the home, you are greeted by a great sized and well-kept block paved driveway for off road parking. The driveway is a good enough size to allow parking for multiple vehicles. From the front, you can access the garage via up and over doors. The garage has power and lighting throughout and is a great space for either storage or further parking. The rear garden of this home is an absolute delight. As you step into the garden, you are welcomed by an expansive paved area, laid to Indian slab stone and creating a perfect space for entertaining or outdoor dining. Steps take you down to a generous sized lawn area and a pond. The garden is privately enclosed to the perimeter by a fence line to side and hedgerow to bottom.

Located in Burton-on-Trent, 24 Eldon Street is situated in a quiet residential area with easy access to local amenities. Families will appreciate the well-regarded schools nearby such as, Tower View Primary School, Abbot Beyne School, Winshill Village Primary and Nursery School and many more, while commuters will benefit from excellent transport links, including the nearby A38, offering convenient access to Derby, Birmingham, and other nearby towns.

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

**Please note:** It is quite common for some properties to have a Ring doorbell and internal recording devices.

**Property construction:** Standard

**Parking:** Driveway

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:** Mains

**Heating:** Mains gas

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

**Broadband type:** TBC

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 B

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

**Our Ref:** JGA08102024

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Ground Floor



Floor 1

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

1122.68 ft<sup>2</sup>  
104.3 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.

Calculations are based on RICS IPMS 3C standard.


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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	58 D	77 C
39-54	E		
21-38	F		
1-20	G		



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#### Agents' Notes

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