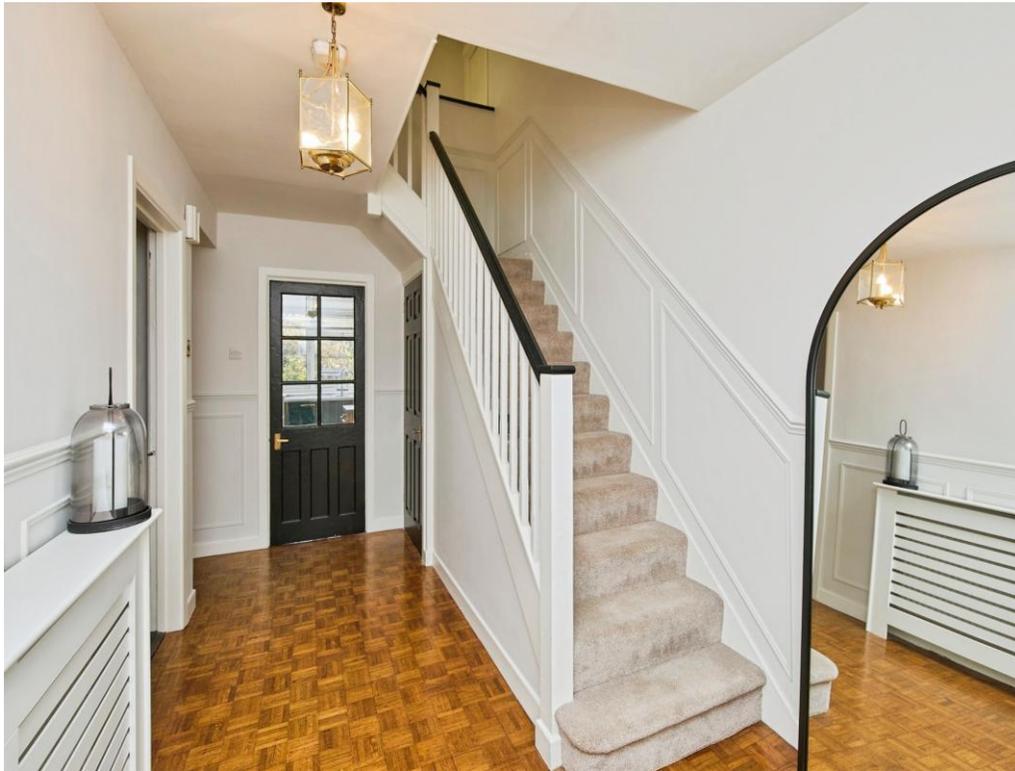




Alexandra Road
Burton-On-Trent





Property Description

Burchell Edwards are delighted to market this exquisite 4 Bedroom Detached family home. The property is situated on a lovely, private road in the desirable Winshill area. The property greets you with a brick paved driveway providing off road parking for multiple vehicles as well as access to the property's garage. The property itself is finished to a superb standard throughout and boasts a spacious downstairs comprising of: a wonderful living room, a beautiful dining room, usable conservatory, open plan kitchen, as well as a downstairs W/C for ease of access. On the first floor of the property, you are greeted to a landing that provides access to: the property's loft space, the property's main bathroom along with access to the property's four bedrooms, which are all good size doubles! The stand out jewel of the house is the immaculate master bedroom which comes with its own walk in wardrobe/dressing room area as well as a shower en suite. Outside to the rear is a private, enclosed garden which provides the ultimate hosting space, as well as a mature garden. Viewing really is essential of this peaceful, private property!

Entrance Hallway

Oak block parquet flooring, staircase rising to first floor, central heating radiator. half timber paneling to walls.

Downstairs W/C

Low level W/C, chrome wash stand with vanity basin, ceramic tiling to floor, fitted extractor.

Living Room

13' 10" x 11' 9" (4.22m x 3.58m)
UPVC double glazed bay window to front elevation, central heating radiator, coving to ceiling and quality fitted oak effect laminate flooring, fabulous illuminated feature media wall with wiring for wide screen TV and plasma style electric flame effect fire.

Dining Room

12' 3" x 10' 10" (3.73m x 3.30m)
Quality fitted oak effect laminate flooring, feature Adams style fireplace with marble

backplate and hearth together with inset living flame gas fire, fitted picture rail, central heating radiator, sliding double glazed patio doors leading to conservatory

Conservatory

12' 8" x 9' 8" (3.86m x 2.95m)
Double glazed windows with various top openers, tri-polycarbonate paneled roof, laminate flooring, double glazed French doors opening out to the rear garden.

Kitchen

.18' 4" x 11' 10" (5.59m x 3.61m)
Array of bottle green base and wall mounted units with complementary rolled edged working surfaces, low intensity spotlights to ceiling, UPVC double glazed bay window to rear elevation, UPVC double glazed French doors opening out to the rear garden, ceramic tiling to floor, central heating radiator, integrated dishwasher, integrated ironing board, plumbing for washing machine, gas cooker point, cupboard housing fitted Ideal condensing combi gas fired central heating boiler.

Landing

Twin sun tubes providing extensive natural light, access to loft space via retractable ladder.

Main Bedroom

15' 1" x 8' 10" (4.60m x 2.69m)
UPVC double glazed window to front elevation, central heating radiator, UPVC double glazed window to side, feature timber paneling to one wall.

Walk In Wardrobe

8' 10" x 4' 8" (2.69m x 1.42m)
Two double built-in wardrobes.

En-Suite

Low level W/C with concealed cistern, vanity wash basin with cupboards and drawers

under, quadrant shower enclosure with thermostatically controlled shower, UPVC double glazed window to rear elevation, low intensity spotlights to ceiling, fitted extractor vent, vertical contemporary central heating radiator.

Bedroom Two

12' 4" x 11' 11" (3.76m x 3.63m)

Large UPVC double glazed window to rear elevation, central heating radiator.

Bedroom Three

11' 11" x 11' 11" (3.63m x 3.63m)

UPVC double glazed window to front elevation, central heating radiator.

Bedroom Four

8' 10" x 7' 10" (2.69m x 2.39m)

UPVC double glazed window to front elevation, quality fitted laminate flooring, central heating radiator.

Bathroom

Suite comprising paneled bath with thermostatically controlled shower together with glass and chrome screen, vanity wash basin with cupboards under, low level W/C, full tiling complement to floor and extensive tiling to walls, twin obscure UPVC obscure windows to rear elevation, low intensity spotlights to ceiling, fitted chrome ladder towel radiator.

Front Garden

A sweeping block paved driveway to the front provides parking for numerous vehicles and leads to an attached garage.

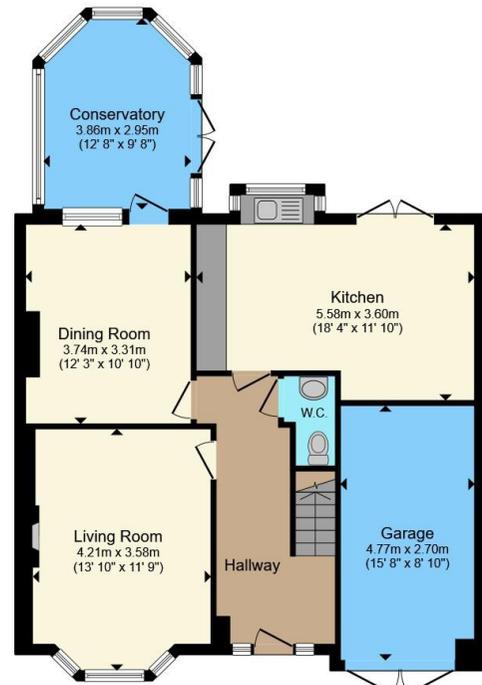
Rear Garden

Large patio and entertaining area, beyond which lies a very private mature garden.









Ground Floor



First Floor

Total floor area 153.0 m² (1,647 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



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EPC Rating: C Council Tax
 Band: E

Tenure: Freehold

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