



Harrow Drive  
BURTON-ON-TRENT

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### Property Description

Burchell Edwards are delighted to bring to market this well-finished and sizeable 3 bedroom Mid-Terraced family home, situated on a lovely private road in close proximity to Burton town centre. Conveniently located, the property is well connected to main transport routes in-and-out of Burton-on-Trent and is within a moments' drive of the A38 to Derbyshire/Birmingham in either direction.

The property welcomes you with a well maintained front garden containing a lovely lawn patch which pushes the property away from the road offering an aspect of privacy. Internally, the property has been finished to a clean and tidy standard throughout and offers a ground floor consisting of: a spacious lounge, a modernised kitchen with plenty of storage space as well as an additional reception on the rear which is currently being used as a dining room but could easily serve multiple uses. On the first floor of the property you will find: the master bedroom, which is a great sized double bedroom, a double bedroom, a single bedroom as well as the property's main bathroom which has been finished to a nice standard. Externally, the rear garden provides a truly peaceful setting which can be thoroughly enjoyed in the warmer months. With a decking seating area and a generous sized lawn patch, the garden presents a perfect relaxation area. For ultimate convenience, there is also a gate leading to the rear of the property that provides access to the garage. Viewing of this property is essential!

### Lounge

Window to front elevation, central heating radiator and wooden flooring.

### Kitchen

Window to rear elevation, a range of wall and base units with work surface over incorporating a sink with drainer unit, integrated oven and hob, space and plumbing for washing machine, wooden flooring, storage pantry, central heating radiator.

### Conservatory

Window and doors to rear elevation, central

heating radiator and wooden flooring.

### Landing

Carpet, loft access and all doors off.

### Bedroom One

Window to front elevation, central heating radiator, carpet and storage cupboard housing central heating boiler.

### Bedroom Two

Window to rear elevation, central heating radiator and carpet.

### Bedroom Three

Window to front elevation, central heating radiator, carpet and storage cupboard.

### Bathroom

Window to rear elevation, shower over bath, W.C, wash hand basin, central heating radiator and tiled flooring.

### Loft Space

Boarded and insulated.

### Front Garden

Slabs leading to front door. lawned area, decked area. gravel area and slate chip area.

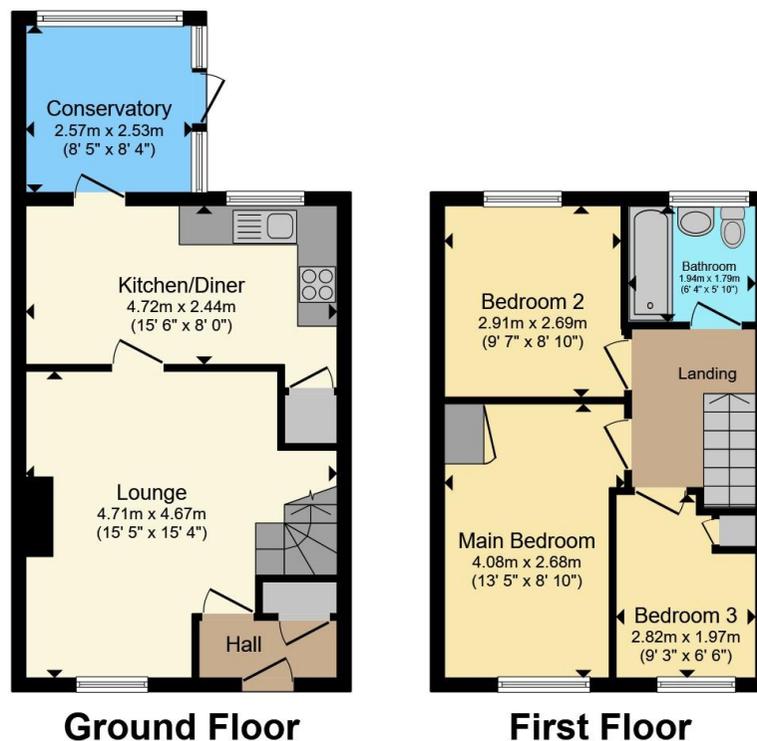
### Rear Garden

Concrete seating area, lawned area, decked seating area, access to rear and garage.









Total floor area 75.4 m<sup>2</sup> (812 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](http://www.propertybox.io)



To view this property please contact Burchell Edwards on

**T 01283 530 169**  
**E [burton@burchelledwards.co.uk](mailto:burton@burchelledwards.co.uk)**

Britannia House Station Street  
 BURTON-ON-TRENT DE14 1AN

EPC Rating: D Council Tax  
 Band: B

Tenure: Freehold

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