

Beamhill Road  
Burton-on-Trent, DE13 9QN

John  
German





# Beamhill Road

Burton-on-Trent, DE13 9QN

Guide Price £525,000

Offering far-reaching views to the rear, this stylish and functional family home offers unique split-level accommodation and has been finished to a superb standard. Arranged over three floors, the impressive views are contrasted with the convenience of being located close to local amenities.



Finished to a fantastic standard, the property offers a generous amount of accommodation, split over three floors.

The double-glazed front entrance door gives way into the spacious entrance hallway, with various doors leading off and an oak staircase rising to the first floor. At the front of the property, the separate dining room has potential for use as a bedroom, as with the office opposite. Both would be impressive-sized doubles, with doubled glazed windows to the front aspect.

Continuing down the hallway, the ground floor bathroom has tiled floor and walls, and comprises of a white suite, with low level WC, hand wash basin with mixer tap, and panelled bath with central mixer shower as well as an overhead soaker shower. Adjacent, there is a guest cloakroom which is also tiled, and has a low-level WC, and vanity hand wash basin.

The heart of the home is undoubtedly the fantastic open plan lounge/dining area, with feature gas fire and surround providing a focal point to the room, with there also being contemporary upright radiators and spotlights throughout. Sliding patio doors give access out on to the balcony, which enjoys fantastic views of the rear garden and the fields beyond.

The stunning breakfast kitchen has recently been refitted, with a range of base level cupboards and drawers, quartz work top over, breakfast bar and integrated appliances including wine cooler, NEFF slide and hide oven, dishwasher and electric induction hob. With sink unit, boiling water tap and mixer tap, the large American style fridge/freezer is also included.

Stairs lead off the kitchen to the downstairs accommodation, with a bright lounge looking out to rear garden, and bi-folding doors giving access. With a walk-in wardrobe located to the rear of the room, there is also access to the lower level hallway, leading down to another double bedroom, which has further bi-folding doors giving access to the rear as well as its own modern en-suite, comprising of low level WC with Saniflow system, pedestal hand wash basin and enclosed shower cubicle.

To the first floor, a bright landing area has velux sky light and doors leading off to the second bedroom as well as the master suite. The master suite has a dressing area, with door into another superb and tiled en-suite; with low level dual flush WC, white panelled bath, enclosed shower cubicle and circular hand wash basin and drawer unit. The master bedroom itself is stunning, with the most impressive feature undoubtedly being the triangular floor to ceiling double glazed window, which offers fantastic views to the rear of the property, which is a feature also enjoyed by the second bedroom, albeit to the front aspect.

Outside, the enclosed rear garden has extensive sandstone patio area – perfect for entertaining guests – as well as large low maintenance artificial lawn. To the front, extensive off-road parking is provided by the driveway, with an electric door providing access to the integral garage.

To view this highly impressive and unique property please contact John German Burton office 01283 512244.

**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.environment-agency.co.uk](http://www.environment-agency.co.uk)

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

**Our Ref:** JGA/30092020

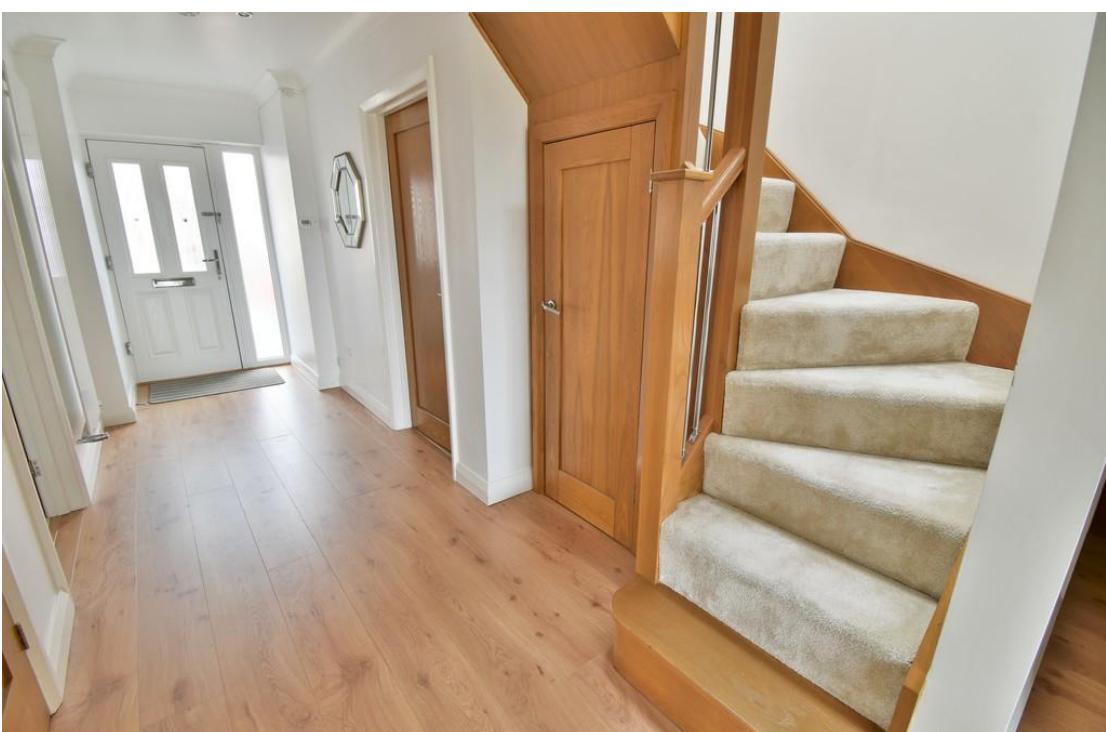
**Local Authority/Tax Band:** East Staffordshire Borough Council / Tax Band E

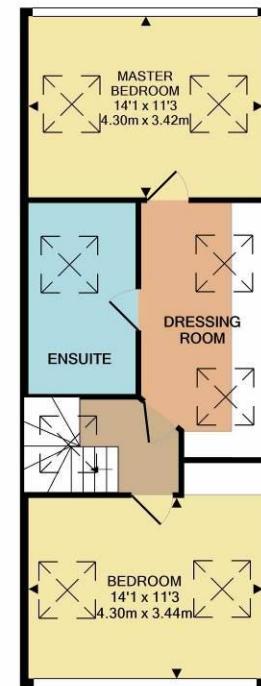












Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Made with Metropix ©2020



#### Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

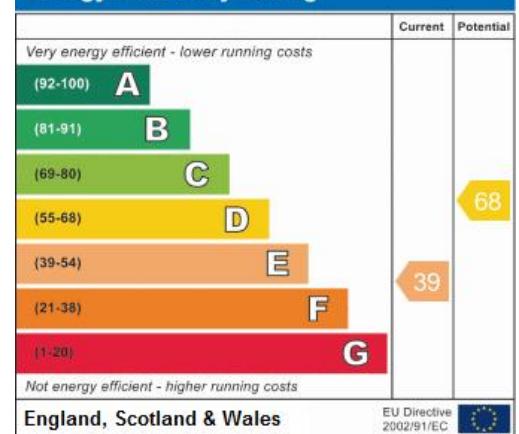
#### Referral Fees

**Mortgage Services** - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

**Conveyancing Services** - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

**Survey Services** - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

#### Energy Efficiency Rating



John German

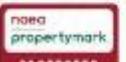
129 New Street, Burton-On-Trent, Staffordshire, DE14 3QW

01283 512244

burton@johngerman.co.uk

Ashbourne | Ashby de la Zouch | Barton under Needwood  
Burton upon Trent | East Leake | Lichfield | Loughborough  
Stafford | Uttoxeter | The London Office

JohnGerman.co.uk Sales and Lettings Agent



rightmove onTheMarket.com

