



**Ryecrofts**  
**160 Beamhill**  
**Road**  
**Burton-On-Trent**  
**DE13 9QN**

**£425,000**

- FABULOUS MATURE PLOT
- THREE GOOD SIZE BEDROOMS
- TWO RECEPTION ROOMS
- BREAKFAST KITCHEN
- LARGE CONSERVATORY WITH LIVING AREA & SEPARATE DINING AREA
- UTILITY AND MODERN GUEST CLOAKROOM
- FAMILY BATHROOM
- DBLE GARAGE WITH REMOTE DOORS
- VIEWING ESSENTIAL
- NO UPWARD CHAIN

## GENERAL INFORMATION

### THE PROPERTY

What a pleasure it is to offer for sale this traditional three-bedroom detached residence set in a mature plot on the popular Beamhill Road. Offered for sale with vacant possession, this lovely property has great kerb appeal. It has a long driveway leading to a detached double garage with remote doors and a personal access door, an undercover area, and extensive mature gardens.

Inside, the property offers gas centrally heated and double-glazed accommodation with an entrance lobby, hallway with parquet flooring, two reception rooms, one looking out to the front and the second giving access to the sitting area within the conservatory, a fitted breakfast kitchen with access into the dining area of the conservatory, a utility with pantry area, and a modern guest cloakroom.

To the first floor are three good size bedrooms and a family bathroom.





Outside is an extensive frontage predominantly laid to lawn, with lawns extending down the side and into the rear garden with its fruit trees, lawn, and patio.

#### LOCATION

Beamhill Road is a favoured mature residential location in the Outwoods area of Burton upon Trent, a short drive from Burton town centre. There are ample areas to walk close by, and there is schooling for all ages.

#### ACCOMMODATION

Entrance door opening through to entrance porch with further door opening through to hallway.

#### HALLWAY

1.55m x 2.67m (5'1" x 8'9")  
Has door to lounge, door to dining

room, bifold door to kitchen, attractive stairs off to first floor, useful storage cupboard, ceiling light point, contemporary style radiator and attractive Parquet flooring.

#### LOUNGE

3.65m x 4.57m (11'11" x 14'11")  
Has neutral decor with large bay window to the front aspect, two radiators, sliding patio doors to the rear, Carrara marble fire place and hearth with living flame gas fire inset and ceiling light point.

#### CONSERVATORY - SITTING AREA

4.23m to the window x 4.25m (13'10" to the window x 13'11")  
Having a glass roof, windows looking out to the rear and side gardens, wall light point and ceiling light point.

#### DINING ROOM

3.70m x 4.88m to front window (12'1" x 16'0" to front window )  
Has coving to ceiling, ceiling light point, wall light points, windows to the front and side aspect, two radiators and a wall mounted gas fire.

#### FITTED DINING KITCHEN

5.13m x 3m (16'9" x 9'10")  
Is fitted with a range of base cupboards, drawers and matching wall mounted cabinets, Granite worktops are inset with a one and a quarter sink, a large range gas/electric cooker, there is a window looking out into the conservatory with garden beyond, door giving access to the conservatory, a radiator under the window to the side aspect and double doors which open and step down into the pantry/utility.



#### PANTRY/UTILITY ROOM

1.86m x 2.44m (6'1" x 8'0")

Has provision for washing machine, space for tumble dryer and ample storage space, there is a quarry tiled floor, wall light point and obscure window to the side aspect.

#### CONSERVATORY - DINING AREA

3.21m x 3.36m to rear bi fold windows (10'6" x 11'0" to rear bi fold windows )

Has a glass roof, wall light points, tiled flooring, radiator, door to side aspect, bifold doors leading out into the garden, double doors opening through to the sitting area of the conservatory and a further door that opens through to the modern fitted guest cloakroom.

#### GUEST CLOAKROOM

1.76m length x 1.33m (5'9" length x 4'4")

Has tiled flooring, a range of vanity units which incorporate a fitted W.C. and hand wash basin, there is waterproof boarding and electric heated towel rail connected to the central heating.

#### FIRST FLOOR

##### LANDING

1.84m max x 5.14m to half landing window (6'0" max x 16'10" to half landing window)

With a large stained leaded window to the side aspect, a further window to the front aspect with radiator below, Oak flooring, loft access point with a fold down ladder, useful airing cupboard which houses the domestic hot water cylinder and central heating pump, doors lead off to:

##### BEDROOM ONE

3.29m from front chimney breast x 5.26m (10'9" from front chimney breast x 17'3")

This lovely dual aspect room has windows looking out over the rear garden, lovely walk in bay window to the front aspect, two radiators and a ceiling light point.

##### BEDROOM TWO

5m to front window x 3.72m (16'4" to front window x 12'2")

Has windows to the front and side aspect, ceiling light point and two radiators.

##### BEDROOM THREE

2.63m to window x 2.86m (8'7" to window x 9'4")

Has a window to the rear aspect, radiator and ceiling light point.

##### BATHROOM

2.18m x 2.60m to window (7'1" x 8'6" to window)

Has panelling and tiling to walls, corner shower bath, fitted W.C. and pedestal hand wash basin. There is Oak flooring, obscure window to the rear aspect, ceiling light point, chrome towel rail holder and radiator.

##### OUTSIDE

The property sits back off Beamhill Road behind an extensive frontage with a long



driveway flanked by lawns on either side and leads to a large detached double garage. There is access down both sides of the property into the rear garden which is predominantly laid to lawn with mature shrub planting.

**TENURE**

**FREEHOLD** - Our client advises us that the property is freehold. Should you proceed with the purchase of this property this must be verified by your solicitor.

**COUNCIL TAX BAND**

East Staffordshire Borough Council- Band E

**CONSTRUCTION**

Standard Brick Construction

**CURRENT UTILITY SUPPLIERS**

Gas - Scottish Power  
 Electric - Scottish Power  
 Water - Mains - South Staffs Water  
 Sewage - Mains

Broadband supplier - BT (currently over copper wire)

**BROAD BAND SPEEDS**

<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

**FLOOD DEFENCE**

We advise all potential buyers to ensure they have read the environmental website with regards to flood defence in the area.

<https://www.gov.uk/check-long-term-flood-risk>

<https://www.gov.uk/government/organisations/environmental-agency>

agency

<http://www.gov.uk/>

**SCHOOLS**

<https://www.staffordshire.gov.uk/Education/Schools-and-colleges/Find-a-school.aspx>

a-school.aspx

<https://www.derbyshire.gov.uk/education/schools/school-places/normal-area-school-search/find-your-normal-area-school.aspx>

places/normal-area-school-search/find-your-normal-area-school.aspx

normal-area-school.aspx

<http://www.derbyshire.gov.uk/>

**CONDITION OF SALE**

These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of a contract. All measurements are estimates. All electrical and gas appliances included in these particulars have not been tested. We would strongly recommend that any intending purchaser should arrange for them to be tested by an independent expert prior to purchasing. No warranty or guarantee is given nor implied against any fixtures and fittings included in these sales particulars.

**VIEWING**

Strictly by appointment through Scargill Mann & Co (ACB/11/09/2024) A

and colleges/Find



Whilst every attempt has been made to ensure the accuracy of the floorplan 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.  
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Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	<b>78</b>
(69-80) <b>C</b>	
(55-68) <b>D</b>	<b>58</b>
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC

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