



**4 Moore Road  
Anslow  
Burton upon  
Trent  
DE13 9ST**

**Offers In The  
Region Of  
£259,950**

- **VALID BUILDERS WARRANTY**
- **BEAUTIFULLY PRESENTED**
- **THREE BEDROOMS**
- **EN SUITE AND BATHROOM WITH BATH AND SEPARATE SHOWER**
- **ATTRACTIVE DINING KITCHEN**
- **UTILITY SPACE AND CLOAKROOM**
- **DRIVE TO SIDE AND GARDENS**
- **GREAT LOCATION OFF BEAMHILL ROAD**



## GENERAL INFORMATION

### THE PROPERTY

This beautifully presented three-bedroom semi-detached house sits on Moore Road just off Beamhill Road. Built in recent years by the reputable Bloor Homes, the property boasts modern features and a welcoming atmosphere, making it an ideal home.

Upon entering, you are greeted by a spacious hallway with elegant wall panelling, leading you into the heart of the home. The lounge offers a comfortable space for relaxation, while the attractive dining kitchen is perfect for family meals and entertaining. This kitchen is equipped with integrated appliances and is complemented by a convenient utility space and a guest cloakroom.





The first floor houses three neutrally decorated bedrooms, providing ample space for rest and privacy. The principal bedroom benefits from an en suite shower room, ensuring convenience and comfort. A spacious family bathroom also features a bath and a separate shower cubicle, catering to all your bathing needs.

Outside, the property continues to impress with a driveway accommodating two vehicles, a fore garden, and a beautifully landscaped rear garden. This outdoor space is perfect for entertaining, featuring a paved patio area and a large timber summer house that can serve as a gym, home office, or additional entertaining space.

This delightful home combines modern

living with a touch of elegance, making it a perfect choice for those seeking a peaceful yet convenient lifestyle. With its superb garden and well-thought-out living spaces, this property is not to be missed.

#### GROUND FLOOR

#### ACCOMMODATION

Entrance door opening through to hallway.

#### HALLWAY

1.31m x 1.90m (4'3" x 6'2")

Has a traditional style door to the front, attractive panelling, stairs off to first floor and door opening through to:

#### LOUNGE

3.75m max width 3.33m min x 4.67m (12'3" max width 10'11" min x 15'3")

Has leaded light windows to the front

aspect, radiator, ceiling light point, useful understairs storage and attractive wood effect flooring, another door opens through to the beautifully appointed dining kitchen.

#### DINING KITCHEN

3.89m x 3.58m (12'9" x 11'8")

This lovely room is fitted with marble effect flooring, contrasting base cupboards and wall mounted cabinets, worktops incorporate a one and a quarter composite sink and four ring gas hob, integrated appliances include a dishwasher, oven, fridge and freezer, there are attractive period style splashbacks, Zanussi extractor fan, ceiling light point, French doors leading out onto the rear patio and an opening through to the utility space.



#### UTILITY ROOM

1.05m x 1.93m (3'5" x 6'3")

The Ideal domestic hot water and central heating boiler is housed here, there is provision for washing machine, further cupboard space and work tops, a door leads through to the guest cloakroom.

#### GUEST CLOAKROOM

1.05m x 1.65m (3'5" x 5'4")

Has W.C., wall mounted hand wash basin with tiled splashbacks, radiator, ceiling light point and a continuation of the marble style flooring.

#### FIRST FLOOR

##### LANDING

Having loft access point, continuation of the wall panelling and all doors leading off:

##### BEDROOM ONE

3.08m x 3.37m to window (10'1" x 11'0" to window)

Has neutral decor with a lovely feature

panelled wall, radiator, ceiling light point, large built in over stairs cupboard and a door leading through to the en suite.

##### EN SUITE

1.51m x 2.21m to back of shower (4'11" x 7'3" to back of shower)

Has a large walk in shower with sliding glazed screen, wall mounted hand wash basin and W.C., there is a radiator, obscure window to the front aspect and ceiling light point.

##### BEDROOM TWO

2.93m to window x 2.56m (9'7" to window x 8'4")

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

##### BEDROOM THREE

2.75m max to window 1.95m x 2.09m (9'0" max to window 6'4" x 6'10")

This room is currently set up as a dressing room by the vendors and has a window to the rear aspect, ceiling light point and radiator.

#### FAMILY BATHROOM

2.02m x 2.55m (6'7" x 8'4")

Is beautifully appointed with a bath with mixer taps and shower attachment, separate shower enclosure with glazed screen, W.C. and wall mounted hand wash basin with tiled splashbacks, there is an obscure window to the side aspect, ceiling light point and chrome heated towel rail.

#### OUTSIDE

The property sits back off Moore Road with an adjacent Tarmac driveway providing parking for several vehicles, a gate gives access into the rear garden which has been beautifully landscaped and has a paved patio, artificial lawn and a large entertaining space.

#### AGENTS NOTES

Please note the estate charges as £150 per annum.

#### 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 C

#### CONSTRUCTION

Standard Brick Construction

#### CURRENT UTILITY SUPPLIERS

Gas

Electric

Oil

Water - Mains

Sewage - Mains

Broadband supplier

#### 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 regarding

flood defence in the area.

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

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

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

#### SCHOOLS

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

<https://www.derbyshire.gov.uk/education/schools/school-places/normal-area-school-search/find-your-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/JLW 01/2024) A



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 Unit 17 Eastgate Business Centre  
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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>	<b>96</b>
(81-91) <b>B</b>	<b>84</b>
(69-80) <b>C</b>	
(55-68) <b>D</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

[www.scargillmann.co.uk](http://www.scargillmann.co.uk)