

**42 Panama Road
Burton-On-Trent
DE13 0SQ**

Price £205,000



- WELL PRESENTED THREE BEDROOM SEMI-DETACHED
- ACCOMMODATION ARRANGED OVER THREE FLOORS
- LOUNGE DINER WITH DOORS INTO GARDEN
- FITTED KITCHEN
- 2ND FLOOR PRINCIPAL BEDROOM WITH EN SUITE
- 1ST FLOOR TWO BEDROOMS AND BATHROOM
- DRIVE AND GARAGE
- ATTRACTIVE LOW MAINTENANCE REAR GARDEN
- GAS CENTRALLY HEATED
- VIEWING ESSENTIAL

GENERAL INFORMATION

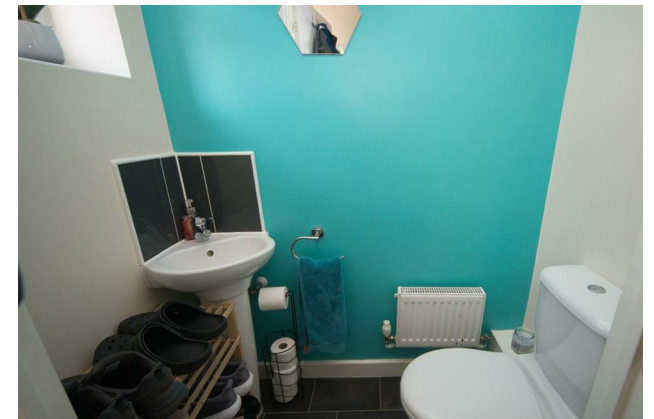
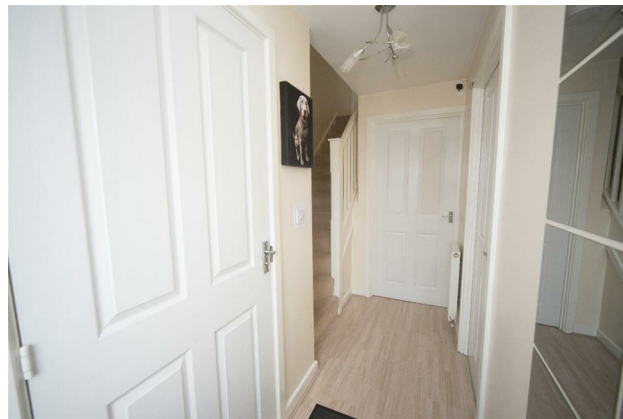
Sitting on Panama Road in Burton upon Trent, this superbly presented three-bedroom semi-detached home offers modern living. The property is arranged over three well-designed floors, providing ample space for both relaxation and entertainment.

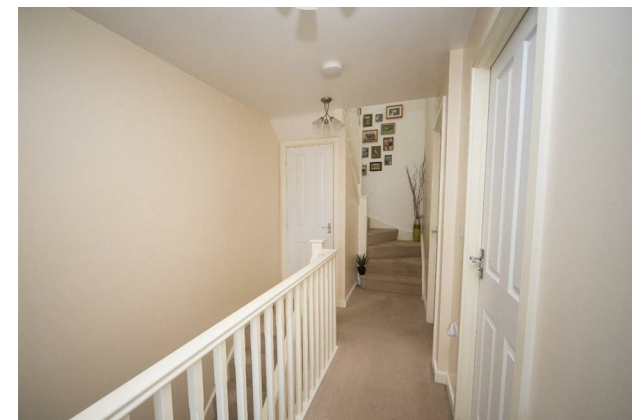
Upon entering, you are greeted by a welcoming hallway that flows seamlessly to the lounge. The ground floor features a fitted kitchen, complete with ambient lighting. Next, is a spacious lounge diner, which overlooks the lovely landscaped rear garden, creating an ideal setting for family gatherings or quiet evenings at home. A convenient guest cloakroom adds to the practicality of this level.

The first floor hosts two bedrooms, complemented by a contemporary bathroom that caters to the needs of family living. Ascending to the second floor, you will find the principal bedroom, which features an en-suite shower room, offering a private retreat.

Externally, the property is equally impressive. The front of the house features a paved path and a driveway leading to a single garage, equipped with power, light, and loft space for additional storage. The rear garden is designed for low maintenance, featuring an artificial lawn, ample patio areas, and a covered section that provides dry access to the garage through a pedestrian door.

This home is ideally situated close to local amenities, making it perfect for families and professionals alike. With its modern features and thoughtful design, this property is a must-see for anyone seeking a comfortable living space in Burton upon Trent.





LOCATION

Panama Road sits on the Barley Fields development off Horninglow Road. The property is situated close to schools at all ages, as well as a range of local convenience stores and eateries. There is a local doctor's surgery, pharmacy, and a public bus service that offers access to Burton upon Trent's town centre.

ACCOMMODATION

ENTRANCE HALL

2.29m max x 3.25m (7'6" max x 10'7")

Having wood effect flooring, a radiator, a ceiling light point and stairs off to the first floor. Doors open into the lounge, kitchen and guest cloakroom

CLOAK ROOM

0.90m x 1.55m (2'11" x 5'1")

Having a window to the front aspect, radiator, W.C., hand wash basin with mixer taps, and tiled splashbacks.

FITTED KITCHEN

1.77m x 2.98m (5'9" x 9'9")

Fitted with a matching range of base cupboards, drawers and wall-mounted cabinets. Integrated

appliances include an oven, fridge and freezer. There is space for a washing machine, the domestic hot water and central heating boiler is housed here, and work tops incorporate a one-and-a-quarter sink with side drainer and a four-ring gas hob with extractor fan over. A window looks out to the front aspect, ambience lighting, and a ceiling light point.

LOUNGE/DINER

3.84m x 4.66m (12'7" x 15'3")

The lounge diner features wood-effect flooring, French windows that open out into the garden, a ceiling light point, and a radiator.

STAIRS RISE TO THE FIRST FLOOR LANDING

With a radiator, ceiling light point, stairs to the 2nd floor and a storage cupboard ideal for boot and coat storage.

BEDROOM TWO

3.85m x 2.50m max 1.55min (12'7" x 8'2" max 5'1" in)

With a window overlooking the front aspect, a radiator, and a useful over-stairs storage cupboard that provides hanging space and shelving.

BEDROOM THREE

2.85m x 1.94m (9'4" x 6'4")

With a window looking out to the rear, a radiator and a ceiling light point.

WELL PRESENTED BATHROOM

1.86m x 1.96m (6'1" x 6'5")

Equipped with a panelled bath, with mixer tap having shower attachment and glazed screen, W.C. and hand wash basin with tiled splashbacks. There is a radiator, ceiling light point and extractor fan

STAIRS RISE TO THE SECOND FLOOR LANDING

With a velux window, radiator and ceiling light point

BEDROOM ONE

3.86m x 4.00m max 3.43m min (12'7" x 13'1" max 11'3" min)

(MAX MEASUREMENT IS INTO THE WINDOW) Having a window to the front aspect, eaves storage, loft access point, ceiling light point and radiator.

EN SUITE SHOWER ROOM

1.94m x 1.77m (6'4" x 5'9")

Incorporating a fully tiled corner shower enclosure, pedestal hand wash basin with tiled splashback,



Velux window, radiator and ceiling light point. An airing cupboards offer ample space for linen storage and houses the domestic hot water tank.

OUTSIDE

FRONT

With a blocked paved frontage with adjacent slate bed. A blocked paved drive leads to a single garage.

GARAGE

2.79m x 5.69m (9'1" x 18'8")

Having an up and over door with power, light and a loft storage area with ladders.

REAR GARDEN

The attractive, low-maintenance rear garden has a paved patio area with a glass overhang. Wrought iron gates open onto the artificial lawn, with a further paved patio, a decked terrace and an enclosed gravelled herbaceous bed.

AGENTS NOTES

If you have accessibility needs please contact the office before viewing this property.

If a property is within a conservation area please be aware that Conservation Areas are protect places of historic and architectural value. These are also designated by local planning authorities. Removing trees in a Conservation Area requires permission from the relevant authority, subject to certain exclusions.



BROAD BAND SPEEDS

Please check with Ofcom, and for further information, the Open Reach web site. Links are provided for your information

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

<https://www.openreach.com/>

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.

CONSTRUCTION

Standard Brick Construction with Dorma

COUNCIL TAX BAND

East Staffordshire Borough Council- Band

CURRENT UTILITY SUPPLIERS

Gas

Electric

Water - Mains



Sewage - Mains

Broadband supplier

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/>

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.

VIEWING

Strictly by appointment through Scargill Mann & Co (ACB/JLW 09/2025) A





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		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		77	82
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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