



12 Tower Road

| DE11 7EU | Offers In The Region Of £275,000

ROYSTON
& LUND

- Three Bedroom Semi-Detached
- Indoor Swimming Pool
- En-suite Bathroom
- Generous Garden Area
- EPC Rating - B
- Kitchen Diner with Rangecooker & Granite Worktop
- Modern Bathroom with Separate Walk-in Shower & Bath
- Built-in Wardrobe Space
- Off-Road Parking
- Freehold / Council Tax Band - B





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Welcome to this beautifully presented three-bedroom semi-detached home, thoughtfully designed for comfortable family living with a touch of luxury.

As you enter through the hall, to your left you'll find a bright and inviting living room featuring elegant blue panelling, creating a calm and stylish space to unwind.

Moving through to the heart of the home, the spacious kitchen-diner offers a perfect blend of rustic and modern design. Wooden worktops are complemented by a central island topped with granite, while stone slab flooring and spot lighting enhance the contemporary feel. The kitchen also offers access to a useful utility room and WC, as well as convenient side access to the exterior. Patio doors lead out to a generous rear garden, a seamless blend of continuous stone slabs, wooden sleepers, and turf.

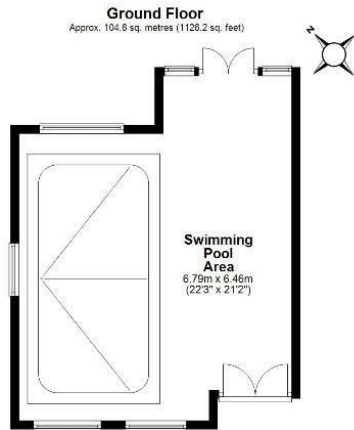
Upstairs, three well-appointed bedrooms include an en-suite and an built-in wardrobes. A stylish family bathroom features a walk-in shower, a separate bathtub, and a sleek vertical radiator to a modern finish.

At the end of the garden, French doors reveal an indoor heated swimming pool, surrounded by tasteful decking and panelling. Additional French doors at the rear of the pool open to uninterrupted views of open fields, offering both privacy and a natural backdrop.

To the front, the property benefits from off-road parking for up to three vehicles.

Ideally located in Hartshorne, this home is close to Hartshorne CofE Primary and Eureka Primary School, with Granville Academy nearby for secondary education. Local shops, a Post Office, village pubs, and scenic walks are all within reach, with convenient bus routes and access to Burton-on-Trent and Willington train stations.





*Total area: approx. 154.7 sq. metres (1664.7 sq. feet)



EPC

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	82	85
(69-80) C		
(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

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

England & Wales EU Directive 2002/91/EC

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