



Chestnut Lodge

Church Road, Burton, SA73 1NT

Offers In Excess Of £399,950 | Freehold | EPC: D



Situated in the popular coastal village of Burton, this detached family home provides versatile accommodation arranged over multiple levels. Upon entering the property, you are greeted into a welcoming hallway, that leads into a bright lounge, enhanced by a log burner and abundant natural light from the adjoining sunroom. Steps descend into the open-plan kitchen/dining area, which features matching units, high-end integrated appliances, and a convenient utility room. The sunroom, also accessible from here, offers french doors opening onto the patio and garden. Two bedrooms on this level both include fitted wardrobes—one benefits from an en-suite shower room—while a family bathroom meets everyday needs.

The upper floor accommodates two further double bedrooms and an additional en-suite shower room, ideal for guest accommodation. Stairs lead down to the expansive integral double garage, complete with bi-fold doors that span the width of the property, providing ample space for vehicles and workshop needs. Subject to the necessary consents, the garage or top floor could potentially be converted into a separate annexe. Outside, a generous block-paved driveway offers parking for two vehicles, with dwarf walls defining the front boundary, alongside a lawned garden with trees and shrubs. At the rear, an elevated patio and decking area connect seamlessly to the sunroom, with steps descending to a spacious lawn enclosed by feather-edge fencing for added privacy.

Burton is a well-positioned commuter village, featuring amenities such as the Jolly Sailor Inn, the Beggars Reach Hotel, and a nearby cricket field. A short walk from Rudders boat yard provides a jetty, boat storage, and direct access to the Cleddau Estuary and Milford Haven Waterway. Convenient links to Haverfordwest and Milford Haven (both roughly six miles away), Pembroke Dock (approximately two miles), and numerous coastal attractions within the Pembrokeshire Coast National Park complete the appeal of this location.



Lounge

5.83m x 3.99m (19'11" x 13'1")

Engineered oak flooring, exposed brick wall, log burner set upon a slate hearth with an exposed brick chimney breast, wall lighting, window and sliding patio door to conservatory, feature exposed brick wall, archway with steps leading to the kitchen/dining room, two radiators.

Kitchen / Dining Room

7.50m x 5.05m (24'7" x 16'7")

Steps lead down from the living room, oak-effect laminate flooring, open-plan layout with ample room for a large dining table, window to side aspect, and radiator. Kitchen area comprises tiled flooring with a range of matching eye- and base-level units with worktops over, stainless steel splash backs, induction hob, integrated dishwasher, grill, eye-level double oven and fridge / freezer, double sink with draining board, windows to rear aspect, exposed brick walls.

Utility Room

2.40m x 1.80m (7'10" x 5'11")

Tiled flooring, range of matching eye and base level units with worktops over, space for washing machine / tumble dryer, uPVC door leading to rear garden.

Sun Room

6.24m x 2.87m (20'6" x 9'5")

Oak-effect laminate flooring, uPVC windows, glass roof, wall lighting, and French doors opening to the patio.

Bathroom

2.42m x 2.40m (7'11" x 7'10")

Tiled flooring, half-tiled walls, WC, sink with mirror and shelving above, panelled bath, corner shower with sliding glass screen, heated towel rails, glazed window to side aspect, extractor fan.

Bedroom One

3.95m x 2.81m (12'11" x 9'3")

Double bedroom with carpet underfoot, windows to the front aspect, built-in wardrobes with sliding mirrored doors, exposed brick wall, and radiator.

En-Suite Shower Room

1.88m x 1.75m (6'2" x 5'9")

Grey oak-effect laminate flooring, waterproof wall panelling, close-coupled WC with integrated sink and vanity unit, corner shower with sliding glass door, heated towel rail, glazed window to the fore aspect, extractor fan.

Bedroom Two

3.00m x 2.42m (9'10" x 7'11")

Carpet underfoot, windows to both the front and rear aspects, built-in wardrobes, radiator.

Bedroom Three

4.29m x 2.95m (14'1" x 9'8")

Double bedroom with carpet underfoot, velux window to rear aspect, eave storage, and radiator.

En-Suite Shower Room

2.95m x 2.02m (9'8" x 6'8")

Vinyl flooring, waterproof wall panelling, WC, sink with vanity unit and heated mirror above, corner shower with sliding glass screen, velux window to fore aspect, heated towel rail, extractor fan.

Bedroom Four

6.30m x 3.06m (20'8" x 10'1")

Double bedroom with carpet underfoot, velux windows to the fore aspect, eave storage, and radiator.

Garage

7.70m x 7.07m (25'3" x 23'2")

Double garage with sliding bi-fold door, integrated storage, and ample space for a vehicle and workshop.

External

The property boasts a generous block-paved driveway with space for two vehicles and direct access to the double garage. Dwarf walls mark the boundary, alongside a front garden laid to lawn, with a variety of trees and shrubbery. To the rear, an elevated patio and decking area is reached from the sunroom, with steps descending to an expansive garden mainly laid to lawn and enclosed by feather-edge fencing for added privacy.

Directions

Burton can be accessed from Haverfordwest via Pembroke Road or from Pembroke Dock via the Cleddau Bridge turning right immediately after crossing. Church Road runs north from the centre of Burton. The property can be found after a short distance on the right hand side.

Additional Information

We are advised that all mains services are connected. Oil-fired central heating.

Council Tax Band

E

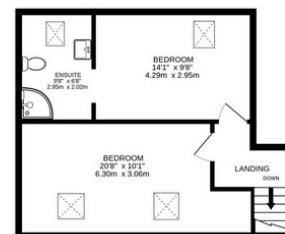
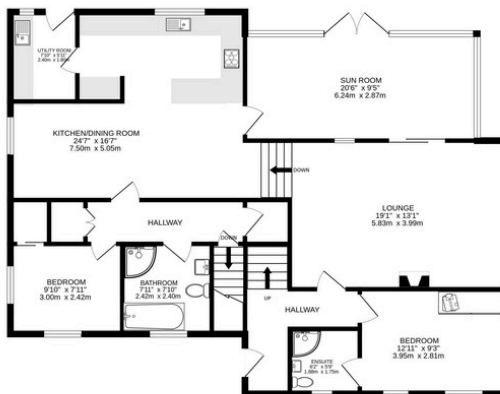
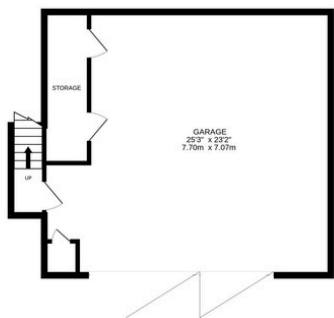




BASEMENT
609 sq.ft. (56.6 sq.m.) approx.

GROUND FLOOR
1289 sq.ft. (119.9 sq.m.) approx.

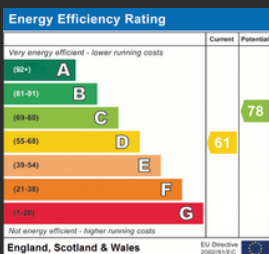
1ST FLOOR
434 sq.ft. (40.4 sq.m.) approx.



TOTAL FLOOR AREA: 2333 sq.ft. (216.7 sq.m.) approx.

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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