

3 Larches Avenue, Burton Upon Trent, DE13 9GQ

£1,100 PCM





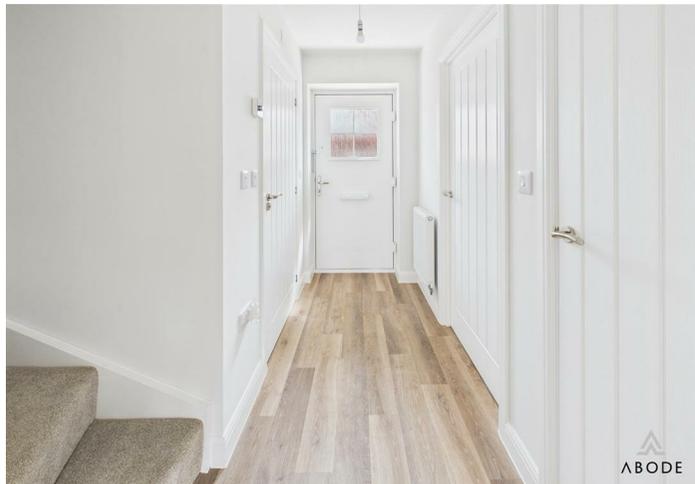
Nestled in the charming village of Tatenhill, just a stone's throw from Burton Upon Trent, this delightful new build townhouse offers a perfect blend of modern living and convenience. With two well-proportioned bedrooms and family bathroom, this property is ideal for small families, couples, or those seeking a comfortable retreat.

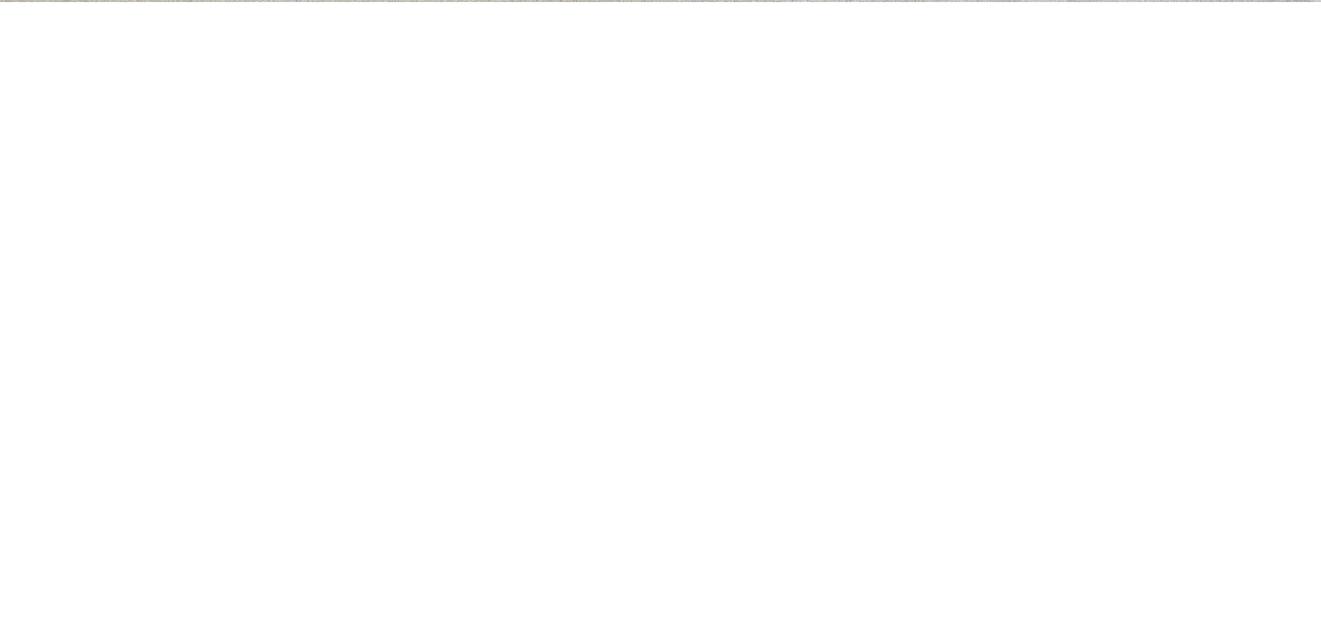
Upon entering, you are welcomed into a spacious reception room that provides a warm and inviting atmosphere, perfect for relaxation or entertaining guests. The contemporary design is complemented by an abundance of natural light, creating a bright and airy space throughout the home.

The property boasts a private and secure rear garden, an ideal spot for enjoying the outdoors, whether it be for gardening, children's play, or simply unwinding after a long day. Additionally, the house benefits from solar panels, contributing to its impressive Energy Rating of A, ensuring both energy efficiency and lower utility bills.

Parking is a breeze with space for two vehicles, making this home not only practical but also convenient for those with multiple cars. The location is further enhanced by excellent local schooling options and easy access to major road links, making commuting and daily errands a simple task.

This townhouse on Larches Avenue is a wonderful opportunity for anyone looking to settle in a peaceful yet accessible area. With its modern amenities and thoughtful design, it is sure to appeal to a variety of buyers. Do not miss the chance to make this lovely property your new home.



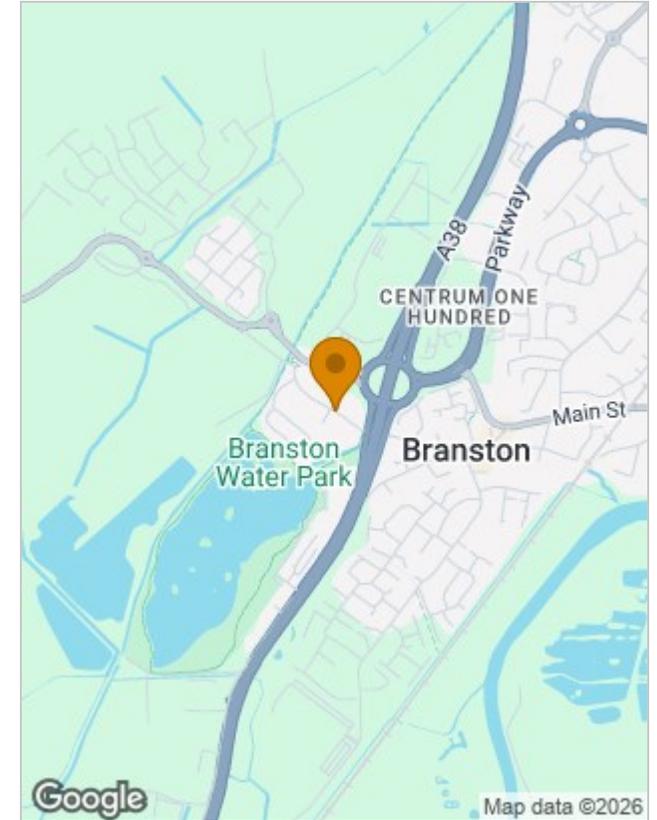




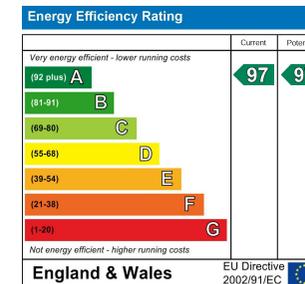
## Floor Plans



## Location Map



## Energy Performance Graph



Please contact our Burton Lettings Office on 01283 845888 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.