





This well-presented three-storey, four-bedroom home offers spacious and versatile accommodation, ideal for modern family living. Positioned within a popular residential development in Burton-on-Trent overlooking green space providing access for walks and family actives, the property is thoughtfully laid out across three floors, featuring a generous kitchen diner opening onto the rear garden, a separate study to the front, and a well-proportioned first floor living room. Externally, the home benefits from an enclosed rear garden and allocated off-street parking to the rear which leads to the garage.



## Accommodation

### Ground Floor

The property is entered via a welcoming entrance hallway, offering access to the main living areas and staircase rising to the upper floors. To the front of the property is a well-proportioned study, ideal for those working from home or in need of a flexible reception space.

To the rear, the kitchen diner spans the width of the property and serves as the central hub of the home. Fitted with a range of wall and base units, the space comfortably accommodates both cooking and dining areas. French doors open directly onto the rear garden, allowing for excellent natural light and a seamless transition to outdoor living—perfect for entertaining. A ground floor WC completes the accommodation on this level.

### First Floor

The first floor landing provides access to a spacious living room positioned to the rear, featuring French doors with a Juliet-style balcony, creating a bright and airy reception space.

To the front of the property is the master bedroom, a generous double room benefitting from fitted storage and a private en-suite shower room. This floor offers an excellent balance between relaxation and practicality, separating the main living space from the remaining bedrooms.



### Second Floor

The second floor hosts three further bedrooms, all accessed from the landing. Bedroom two is a particularly generous double room, while bedroom three offers a comfortable double space. Bedroom four is ideal as a single bedroom, nursery, or additional study.

The family bathroom is also located on this floor and is fitted with a three-piece suite including a bath with shower over, wash hand basin, and low-level WC.







## Outside

To the rear, the property enjoys a private and enclosed garden, mainly laid to lawn with a central pathway leading to a patio seating area adjacent to the house—ideal for outdoor dining and relaxation. The garden is bordered by timber fencing, creating a well-maintained and usable outdoor space.

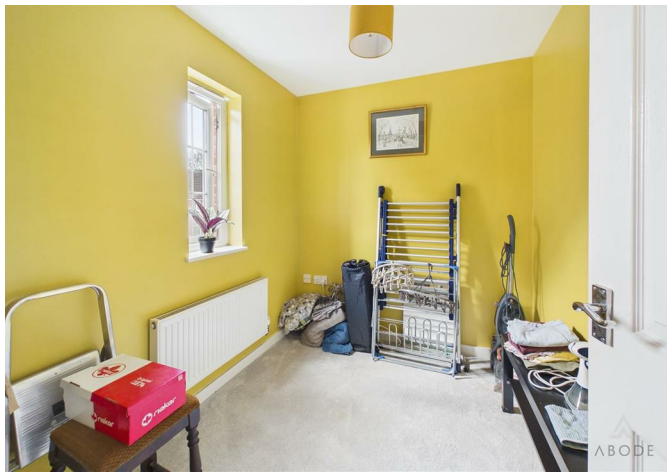
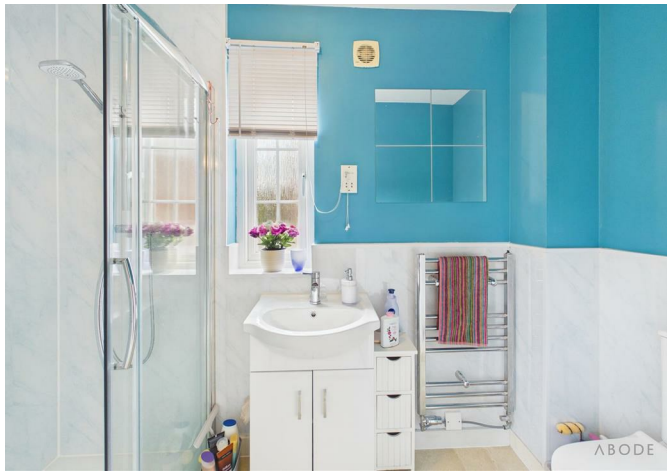
To the front, the property sits within a quiet residential setting with a small lawned area, while to the rear there is a driveway leading to the garage.



## Location

Burton-on-Trent is a well-connected town offering a wide range of amenities, including supermarkets, shops, cafés, and leisure facilities. The area is well-served by local schooling for all ages, as well as good transport links, with easy access to the A38 and A50 providing routes to Derby, Lichfield, and beyond. Burton-on-Trent railway station offers direct connections to Birmingham and Nottingham, making it an ideal location for commuters.

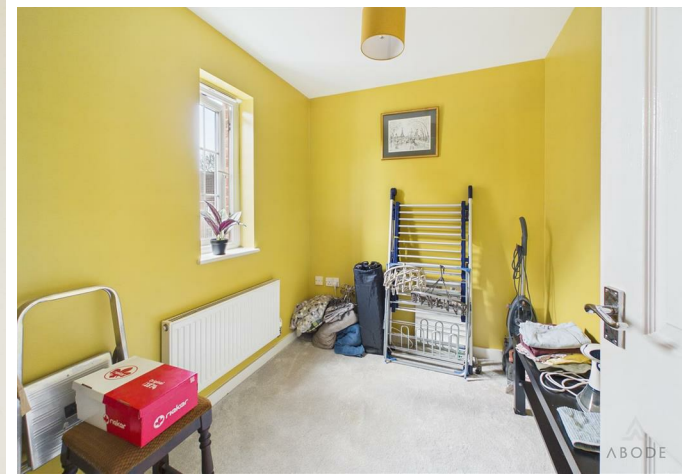
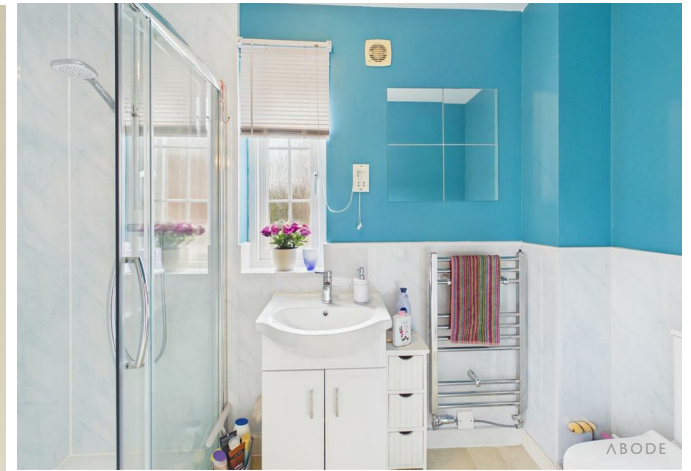


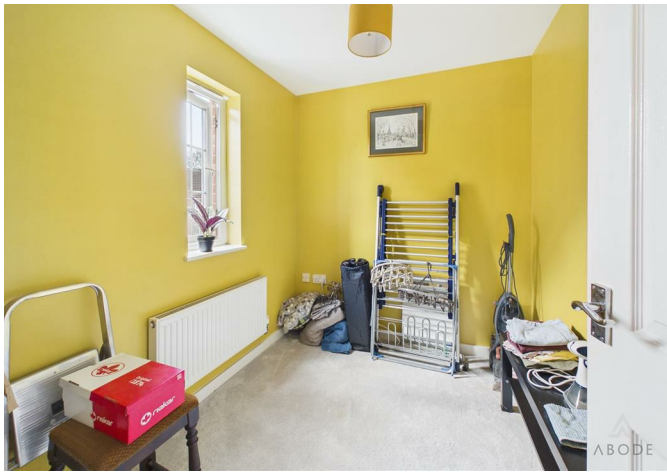


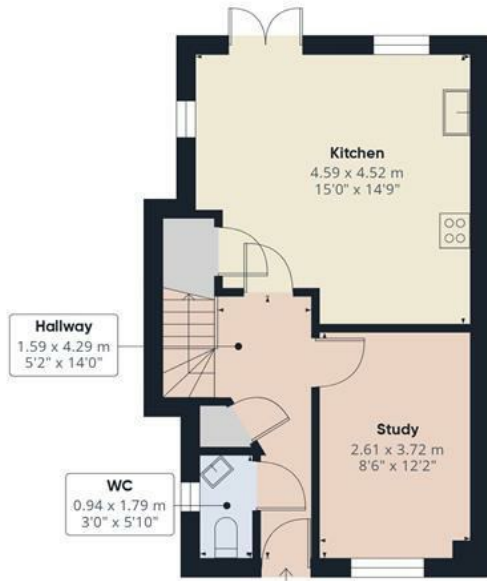








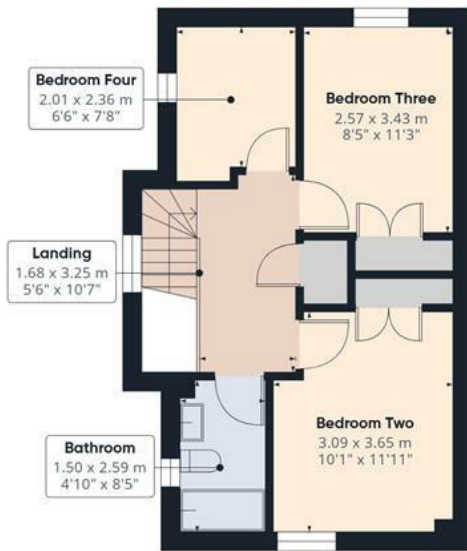




Floor 0



Floor 1



Floor 2



Approximate total area<sup>(1)</sup>

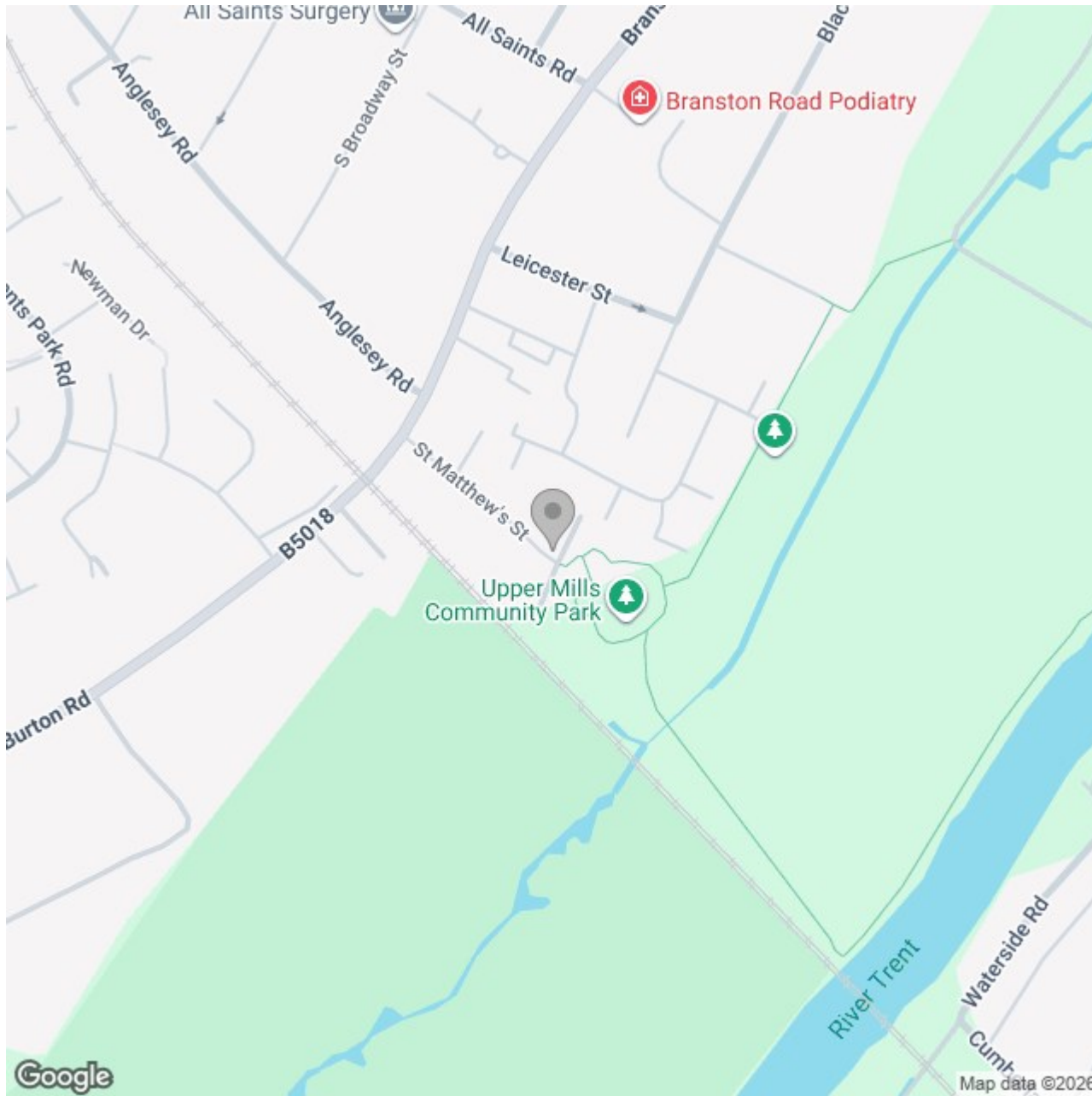
112.2 m<sup>2</sup>  
1206 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</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	