





This beautifully presented three-bedroom semi-detached home has been thoughtfully extended to the rear, creating a spacious and highly functional family home. Situated along the ever-popular Beamhill Road, the property combines character features with modern finishes, most notably a stunning open-plan kitchen, dining and family space overlooking a generous rear garden. Well maintained throughout, the property offers excellent proportions, a welcoming layout and a superb balance between traditional charm and contemporary living.

Accommodation

Ground Floor

The accommodation begins with an inviting entrance hallway, featuring tiled flooring, bespoke panelling and a staircase rising to the first floor. To the front of the property is a comfortable living room, centred around a feature fireplace with a log-burning stove, creating a warm and cosy focal point. An opening leads through to the dining area, which offers ample space for a family dining table and seamlessly connects the original and extended parts of the home.

The rear extension forms the heart of the property and provides a spacious open-plan kitchen and family area, flooded with natural light via skylights and large rear-facing windows. The kitchen is fitted with a range of modern shaker-style wall and base units, complemented by generous work surfaces, integrated appliances and a breakfast bar ideal for informal dining. This impressive space enjoys excellent views over the garden and offers direct access to the rear patio, making it ideal for both everyday family life and entertaining.

First Floor

The first-floor landing provides access to three well-proportioned bedrooms and the family bathroom. The main bedroom is a generous double room with a rear-facing window and space for freestanding furniture. Bedroom two is also a comfortable double, while the third bedroom is ideal for use as a child's room, home office or nursery.

The family bathroom is fitted with a modern white

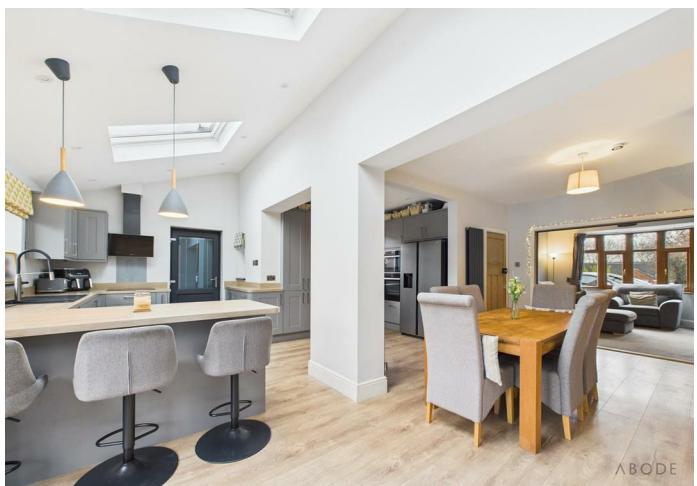


suite comprising a panelled bath with shower over, wash hand basin and low-level WC, finished with complementary tiling and flooring.

Outside

To the front, the property benefits from a driveway providing off-street parking and access to a gated side entrance. The rear garden is a particular highlight, offering a good degree of privacy and an excellent size for families. Immediately to the rear of the house is a paved patio area, ideal for outdoor seating and dining, which leads onto a



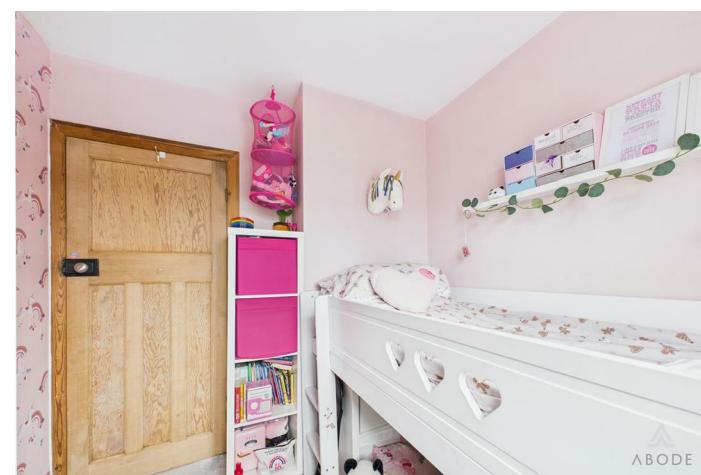




well-maintained lawn. The garden is enclosed by fencing and features a timber shed and established planting, making it both practical and enjoyable throughout the year.

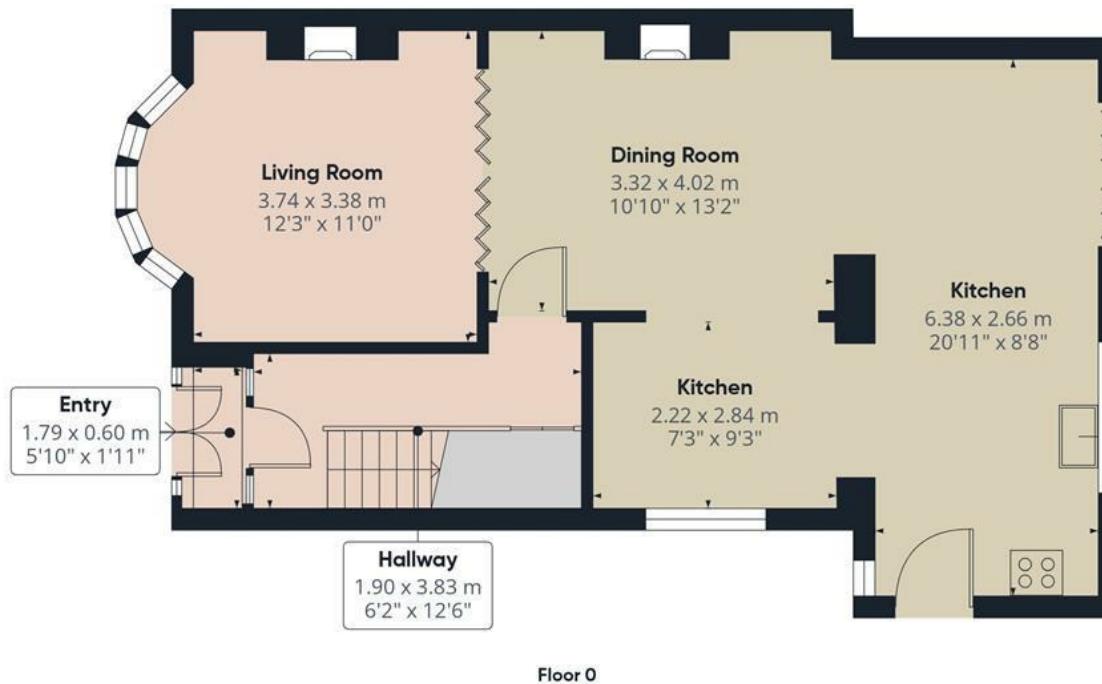
Location

Beamhill Road is a well-regarded residential location within Burton-on-Trent, conveniently positioned for a range of local amenities, schools and transport links. Burton town centre is easily accessible, offering a variety of shops, leisure facilities and dining options, while nearby road links provide straightforward access to the A38, A50 and surrounding villages. The area is particularly popular with families, thanks to its blend of community feel, schooling options and ease of commuting.









Approximate total area⁽¹⁾

100 m²

1077 ft²

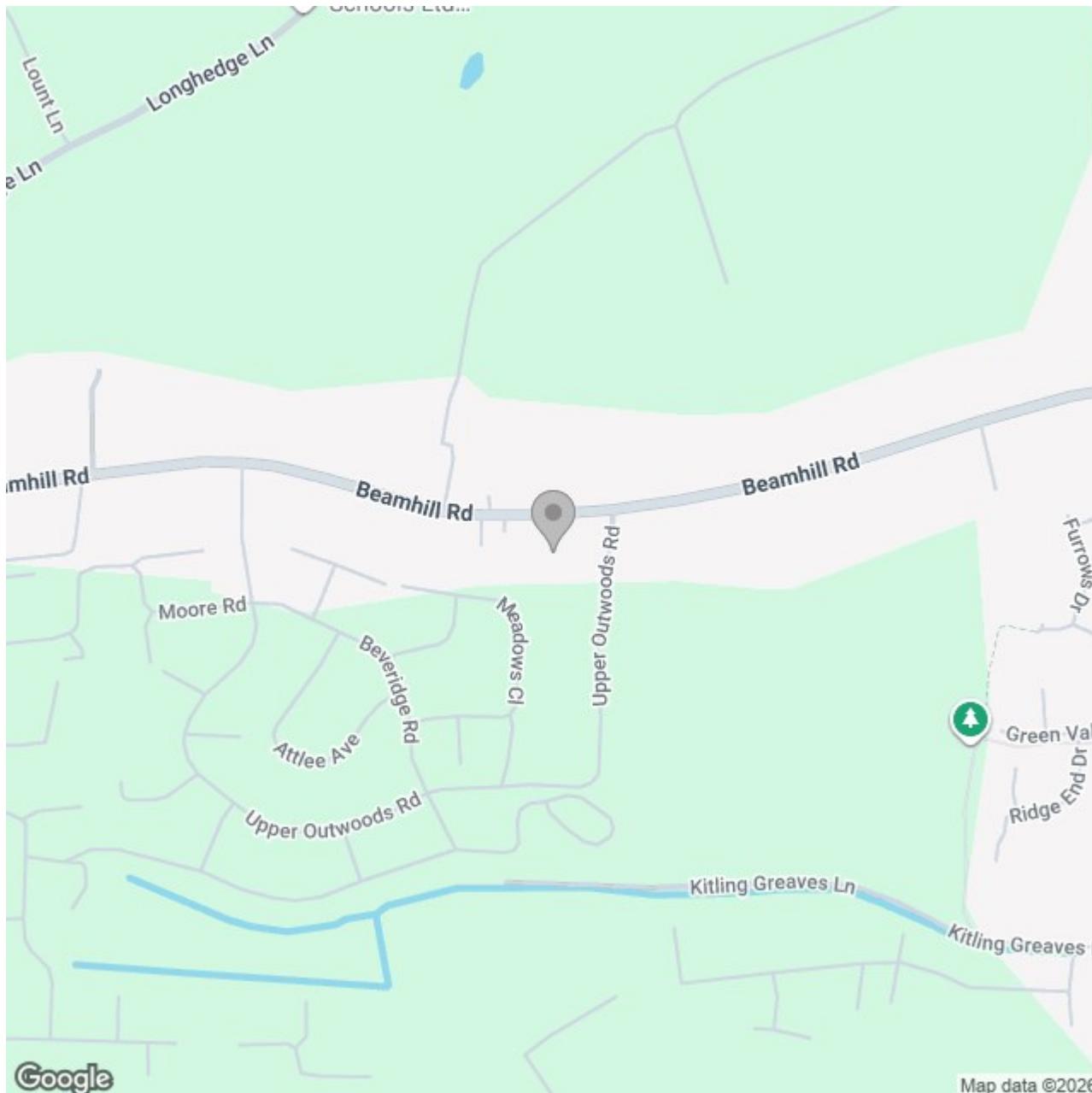


(1) Excluding balconies and terraces

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

GIRAFFE360





Energy Efficiency Rating

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