





This immaculately presented two-bedroom terraced home offers a superb blend of character and modern living, having been thoughtfully upgraded throughout. The standout feature of the property is the impressive, high-specification kitchen, complemented by well-proportioned reception space and stylish finishes. To the rear, the property enjoys a generous garden leading to a brick-built garage and off-street parking, making this an ideal home for a range of buyers seeking both quality and practicality.



## Accommodation

### Ground Floor

The accommodation begins with the living room positioned to the front elevation, a well-proportioned and inviting reception space with a front facing window.

Beyond this, the dining room sits at the centre of the home and offers an excellent second reception area with a log burning stove, double glazed window to the rear elevation, space for dining furniture, making it well suited to both family living and entertaining. Stairs rise from this room to the first floor, and an opening leads through to the kitchen at the rear.

The kitchen has been fitted to a particularly high standard, featuring contemporary high-gloss units, sleek work surfaces, integrated appliances, and a stylish tiled splashback. The room is elongated in design, giving excellent preparation space and storage, while rooflights and rear-facing glazing help create a bright and modern finish. A door leads out to the rear garden.

### First Floor

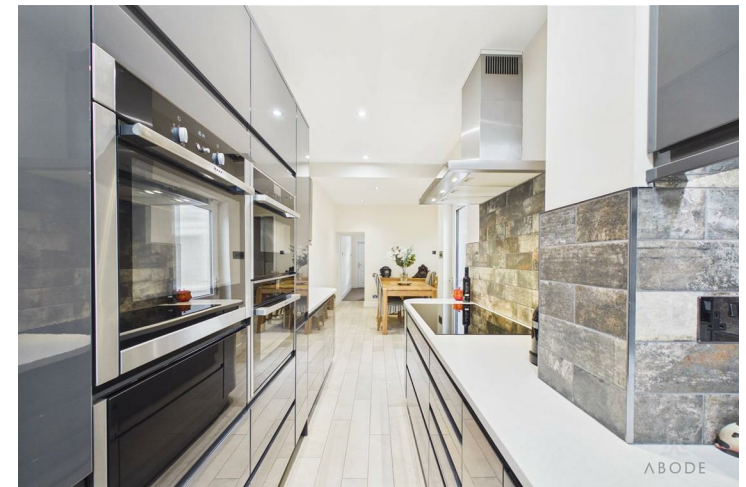
The first floor offers two well-proportioned bedrooms, both presented to an excellent standard. The main bedroom is a generous double room with ample space for freestanding furniture, while the second bedroom is also a good-sized room and offers flexibility for use as a guest bedroom, dressing room or home office.



Completing the accommodation is a spacious shower room, fitted with a modern suite including a walk-in shower, wash hand basin with vanity storage, and low-level WC, all finished with attractive contemporary tiling.

### Outside

To the rear of the property is a long, well-maintained garden, mainly laid to lawn with a paved pathway leading to a patio area at the far end. The garden is enclosed by fencing and mature hedging, offering a pleasant degree of







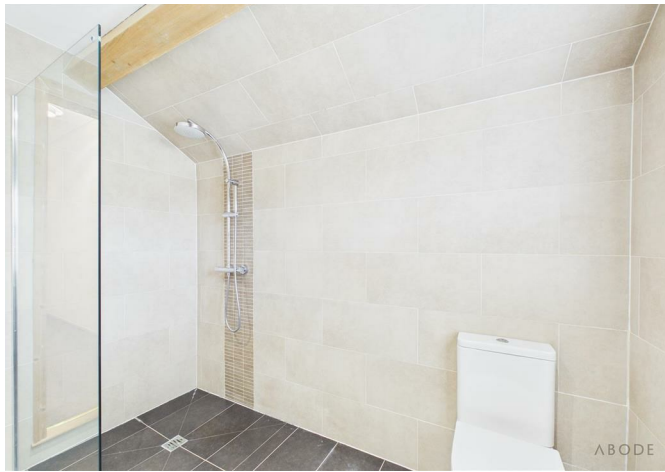
privacy.

Positioned beyond the garden is a substantial brick-built garage, providing excellent storage or workshop potential, together with the benefit of off-street parking to the rear. The access road leads from Shobnall Road.

#### Location

The property is situated in a convenient and established residential setting, well placed for access to a range of everyday amenities, schooling, and transport links. Burton-on-Trent town centre is within easy reach, along with nearby road connections for commuting further afield.



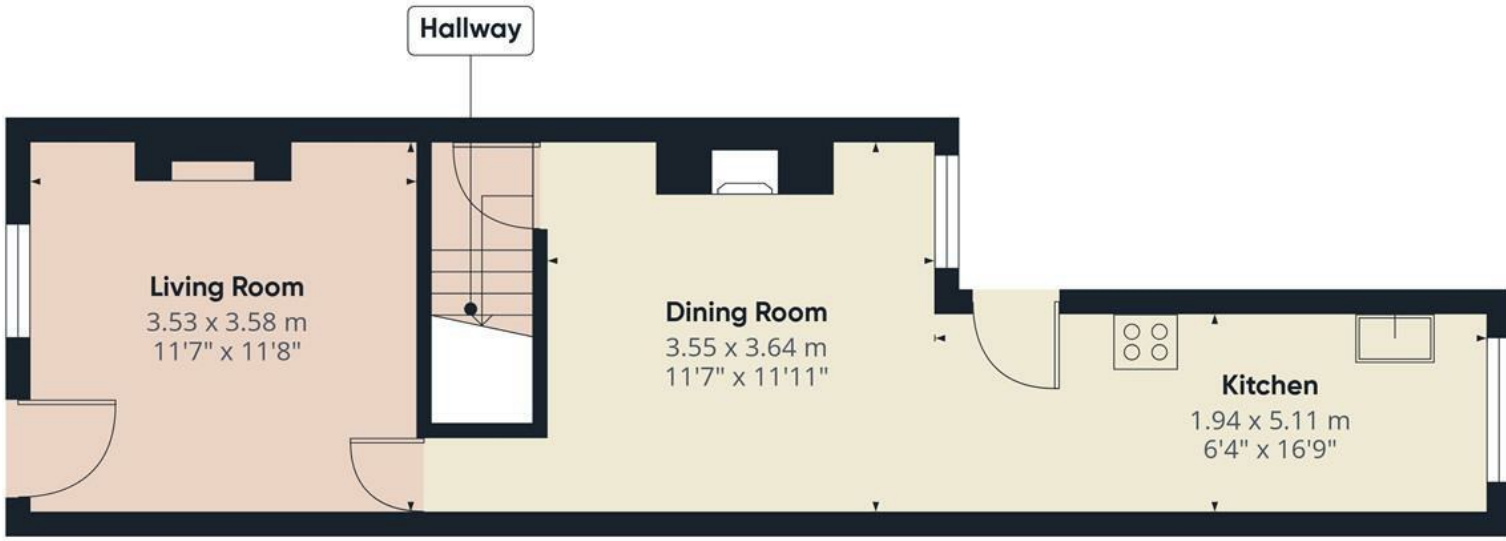












Floor 0

Approximate total area<sup>(1)</sup>  
72 m<sup>2</sup>  
775 ft<sup>2</sup>



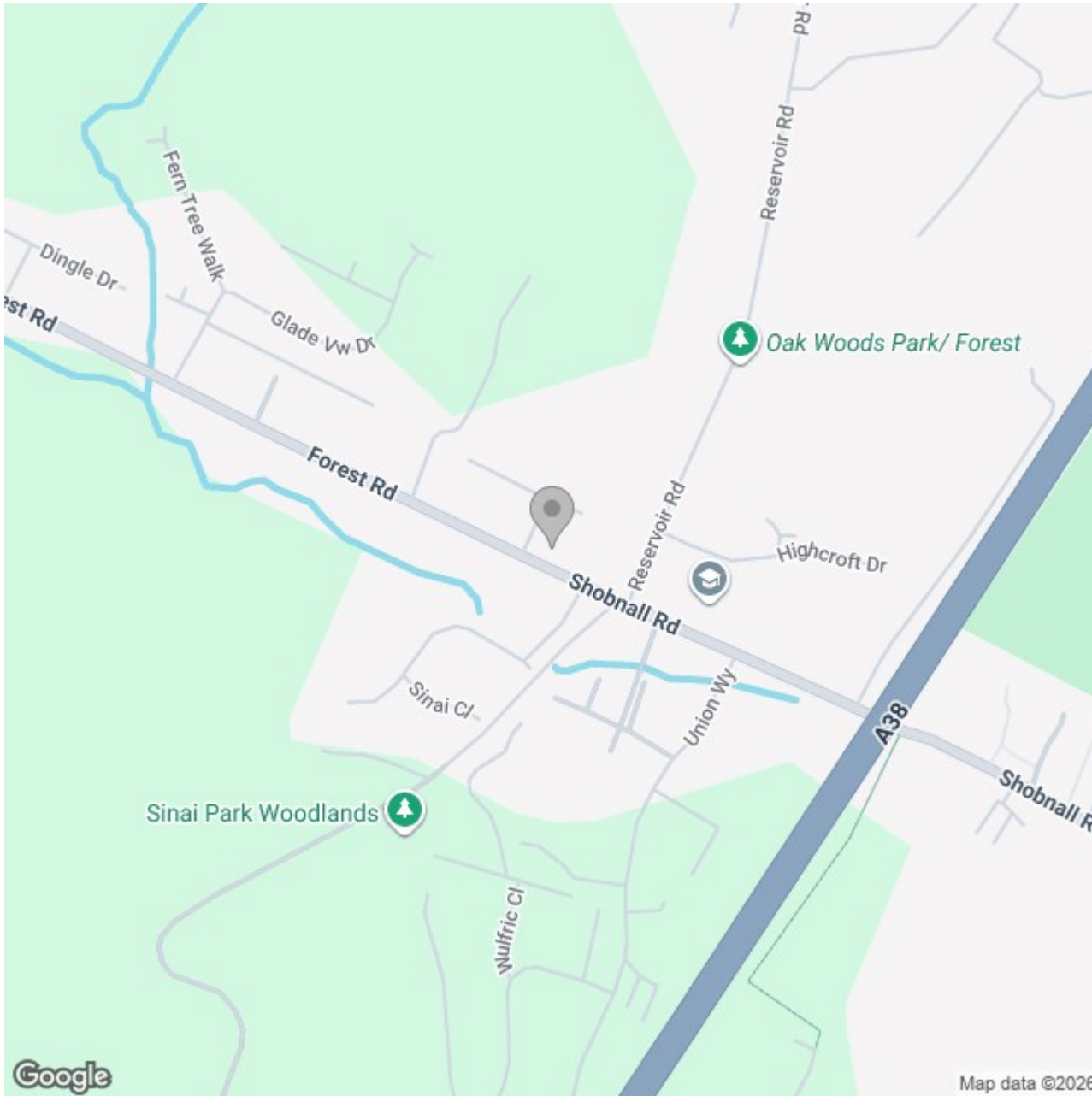
Floor 1



(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.





## 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	