





ABODE are pleased to present this spacious and well-presented three bedroom end-terraced Victorian home, positioned within a convenient and established residential location close to Burton town centre and a wide range of local amenities. Offering generous living accommodation arranged over two floors, the property benefits from two reception rooms, a fitted kitchen, a large ground floor bathroom, and three well-proportioned bedrooms. Externally the home enjoys a good-sized enclosed rear garden with lawn and decked seating area, along with useful side access. An ideal purchase for first-time buyers or families seeking character, space and practicality, with viewings highly recommended.



Accommodation

Ground Floor

The accommodation is entered via a front entrance door leading into a welcoming entrance hallway with stairs rising to the first floor and doors leading to the principal ground floor rooms.

Situated to the front of the property is the living room, a comfortable reception space featuring a double glazed bay window to the front elevation allowing plenty of natural light, along with a feature fireplace creating a focal point to the room.

Positioned centrally within the home is the dining room, a generous second reception room offering ample space for a dining table and furniture. This versatile space is ideal for both family dining and entertaining guests, with a window overlooking the rear aspect and access through to the kitchen.

The kitchen is fitted with a range of matching wall and base units with preparation work surfaces over, incorporating a stainless steel sink with drainer, gas hob with extractor above and electric oven below. There is space and plumbing for appliances including a washing machine and fridge freezer, along with tiled flooring and a window and door providing access to the rear garden.

Completing the ground floor is the spacious family bathroom which is fitted with a three-piece suite comprising a bath with shower over, wash hand basin and low level WC, complemented by tiled flooring, partially tiled walls and a double glazed



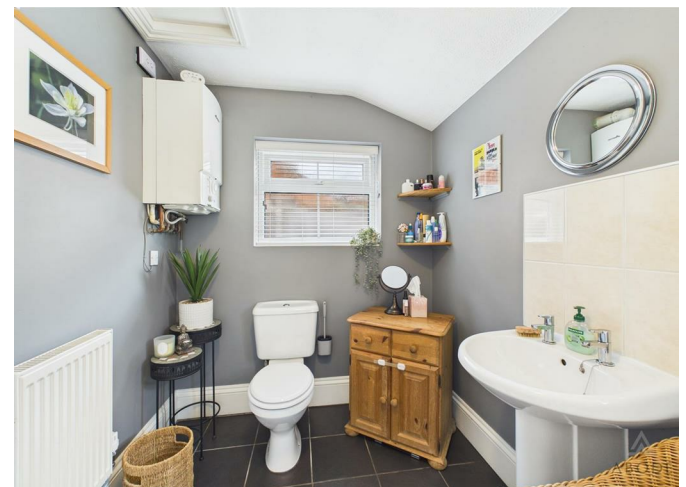
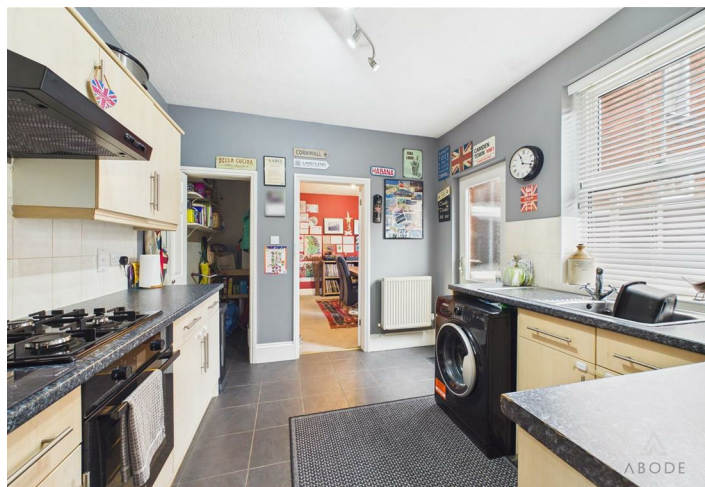
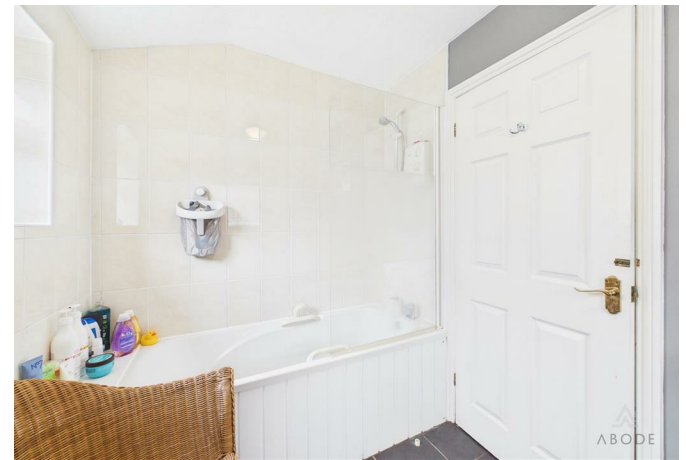
window to the rear elevation.

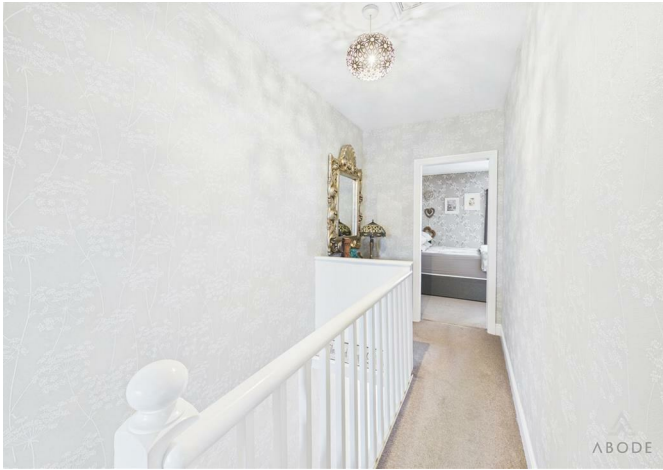
First Floor

The first floor landing provides access to three well-proportioned bedrooms.

The master bedroom is located to the front of the property and is a particularly generous double room, featuring two double glazed windows allowing plenty of natural light and providing space for wardrobes and







bedroom furniture.

Bedroom two is another comfortable double room positioned to the rear elevation with views over the garden.

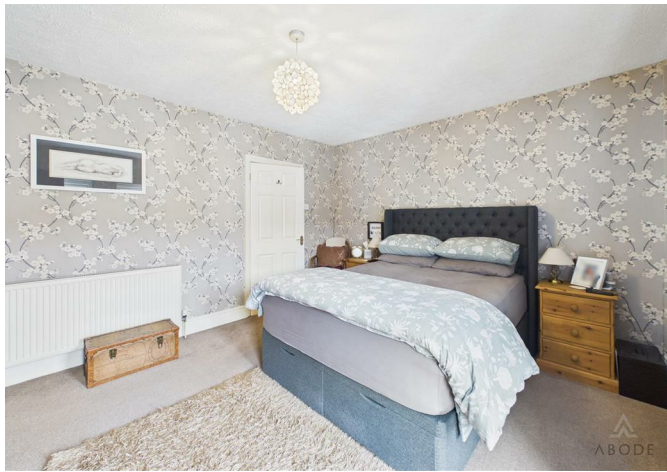
Bedroom three is a well-sized bedroom, ideal for use as a child's bedroom, nursery, dressing room or home office.

Outside

To the rear of the property is a good-sized enclosed garden which is mainly laid to lawn, offering a pleasant outdoor space for families and entertaining. A raised decked seating area provides an ideal spot for outdoor dining and relaxation, while gravel borders and pathways provide practical access through the garden.

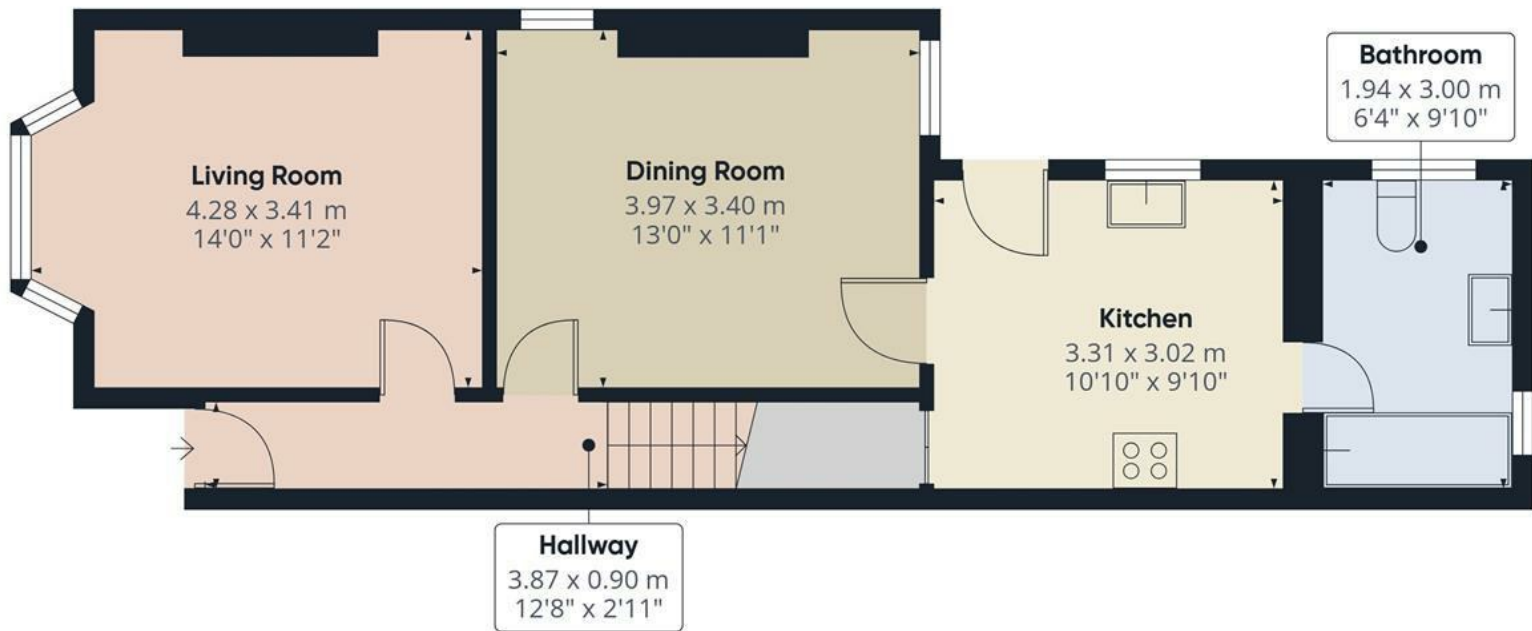
The property also benefits from useful side access leading from the front of the property through to the rear garden, providing additional practicality for storage and maintenance.











Floor 0



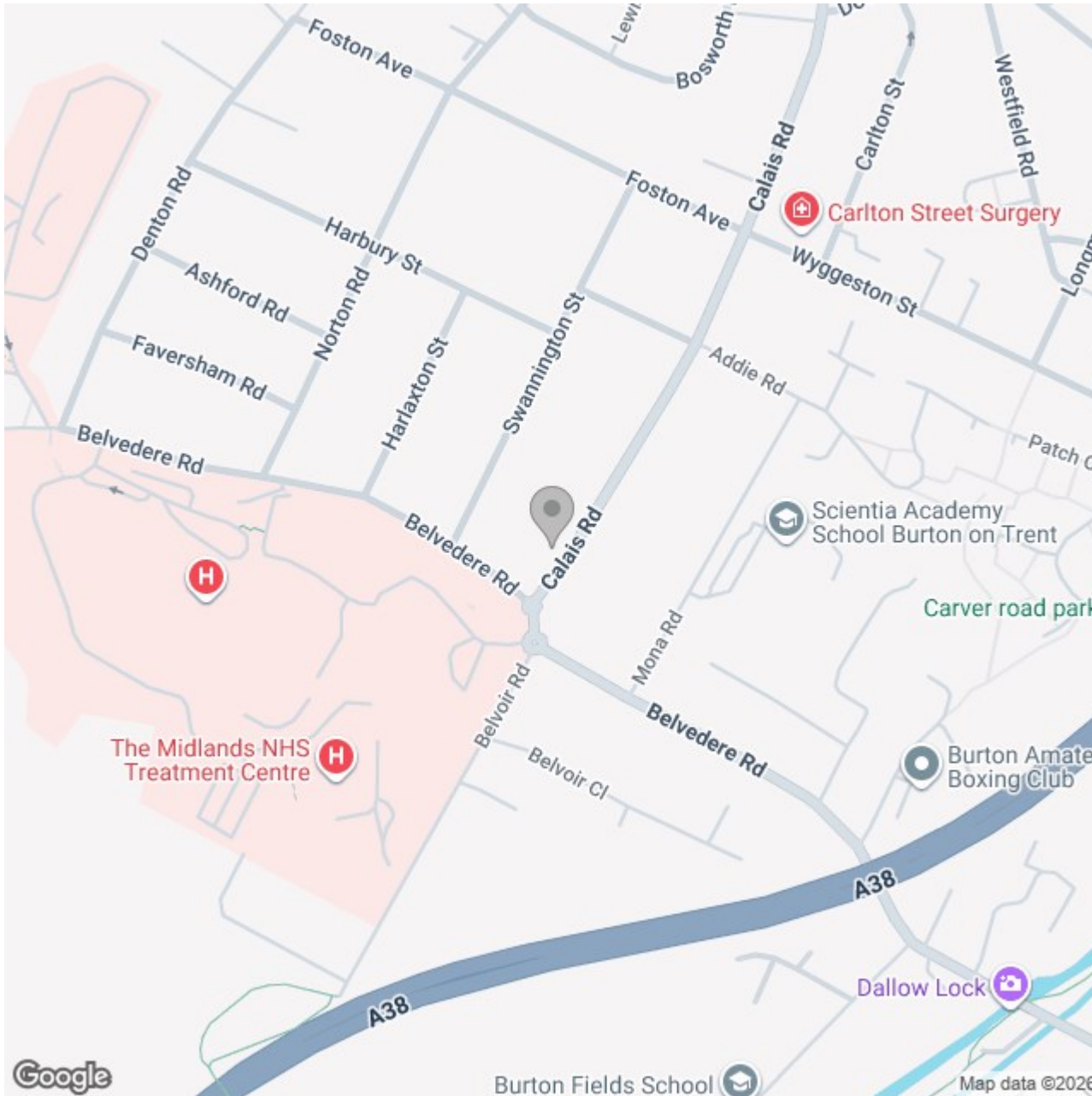
Floor 1



Approximate total area⁽¹⁾
89.7 m²
965 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.



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	