





A fully renovated three bedroom semi detached property, situated in a popular location close to Burton Hospital and a range of local amenities. The property benefits from a stunning fitted kitchen diner, three well proportioned bedrooms, garage and a large driveway providing ample parking facility. Viewing is highly recommended, strictly via appointment only.



### Entrance Hall

With central heating radiator, double glazed window to the front elevation, stairs rising to the first floor and a door leading to the living room.

### Living Room

With central heating radiator, double glazed window to the front elevation and an opening leading to the kitchen diner.

### Kitchen Diner

With a selection of matching wall and base units having a straight edge preparation work surface with one and a half bowl sink with mixer tap, induction hob with extractor over, double electric oven, integrated fridge freezer and dishwasher, built in storage cupboard, breakfast bar with over hang for seating, double glazed window to the rear elevation, central heating radiator, double glazed sliding door leading out onto the decking, double glazed UPVC side access door and recessed spotlighting.

### First Floor Landing

With loft hatch, double glazed window to the side elevation, airing cupboard and doors leading off to:

### Master Bedroom

With central heating radiator and a double glazed window to the rear elevation.

### Bedroom Two

With central heating radiator and a double glazed window to the front elevation.



### Bedroom Three

With central heating radiator and a double glazed window to the front elevation.

### Family Bathroom

With a three piece suite comprising: low level WC, wash hand basin with mixer tap, bath with mixer tap and shower handset over, heated ladder towel rail and a double glazed window to the rear elevation.

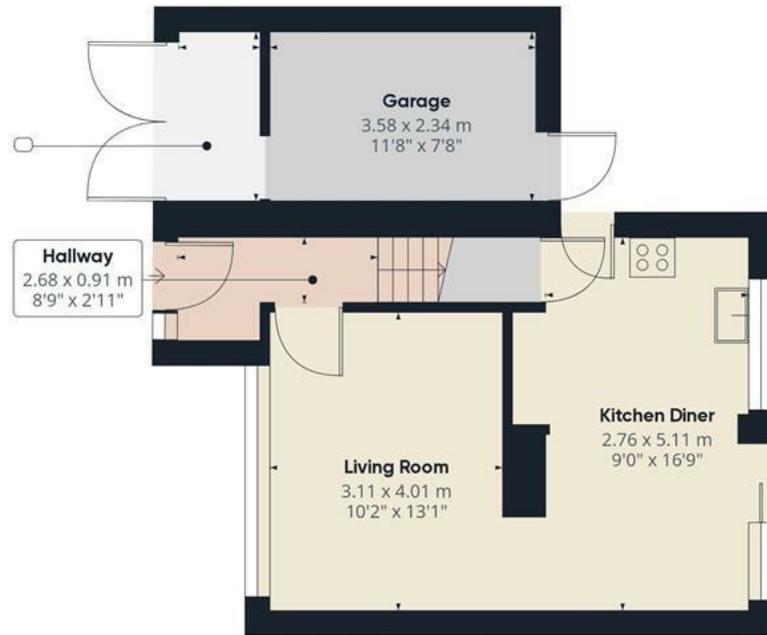
### Outside





The outside of the property to the front elevation offers a generous driveway providing parking facility, which leads to the garage and front entrance door. The rear elevation offers a good sized garden having a decked area ideal for seating and a laid to lawn garden, all of which is enclosed via timber fencing. To the back of the garage is an outside toilet and rear access to the garage.





Floor 0



Floor 1

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

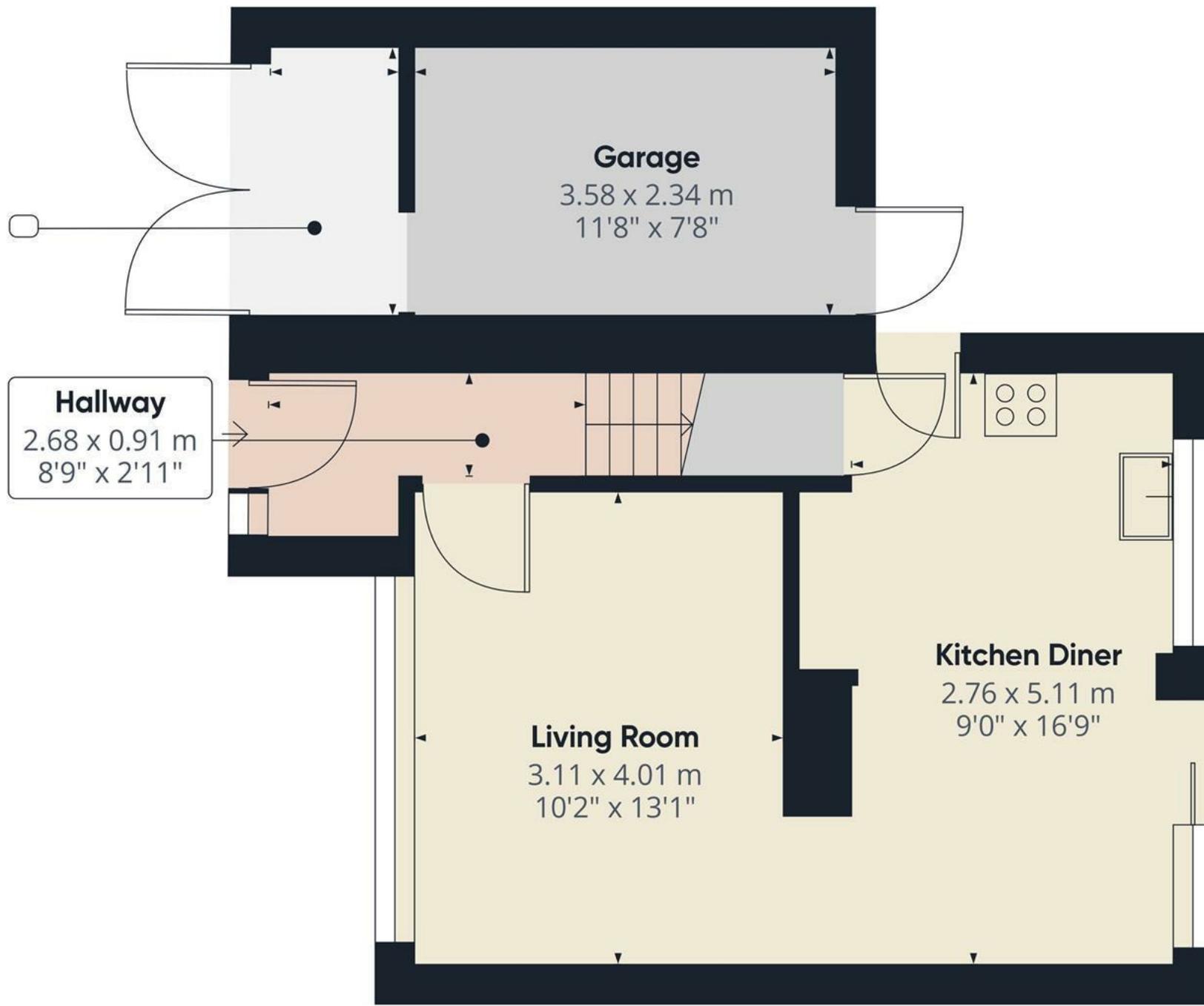
76.15 m<sup>2</sup>

819.65 ft<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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

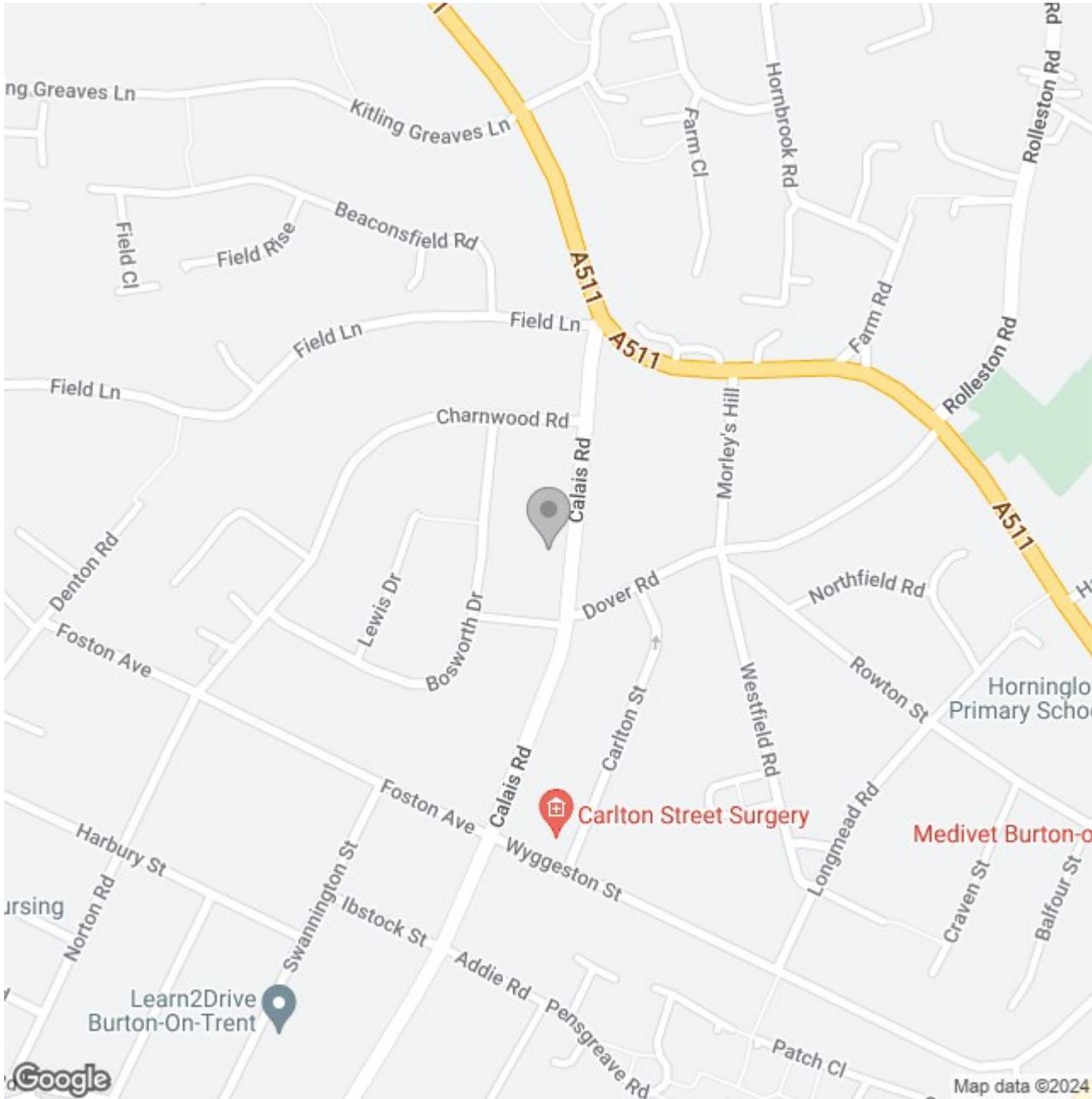
46.03 m<sup>2</sup>  
495.51 ft<sup>2</sup>

(1) Excluding balconies and terraces.

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Floor 0



### 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	