





Situated on the popular Wilson Way development, this well-presented four-bedroom detached home offers spacious and versatile accommodation, ideal for modern family living. The property benefits from a driveway providing off-street parking, a detached garage, and a private rear garden, along with well-balanced living space including a conservatory, kitchen diner, utility room and an en-suite to the master bedroom.



Accommodation

Ground Floor

The accommodation is entered via a welcoming entrance hallway, which provides access to a ground floor WC and stairs rising to the first floor. To the right of the hallway is a generous living room, offering ample space for seating and enjoying a generous space for furniture, with double doors opening into the conservatory. The conservatory provides an additional reception space, ideal for relaxing or entertaining, with direct access to the garden. The kitchen diner is fitted with a range of matching wall and base units with complementary work surfaces and offers space for a dining table, making it a practical and sociable room. A separate utility room is located off the kitchen and provides further storage, appliance space and an external door to the garden.

First Floor

The first-floor landing gives access to four well-proportioned bedrooms and the family bathroom. The master bedroom is a spacious double room and benefits from fitted storage and a modern en-suite shower room. Bedrooms two and three are both comfortable double rooms, while bedroom four is a good-sized single room, suitable for a child's bedroom, home office or dressing room. The family bathroom is fitted with a contemporary suite comprising a bath with shower over, wash hand basin and WC.

Outside

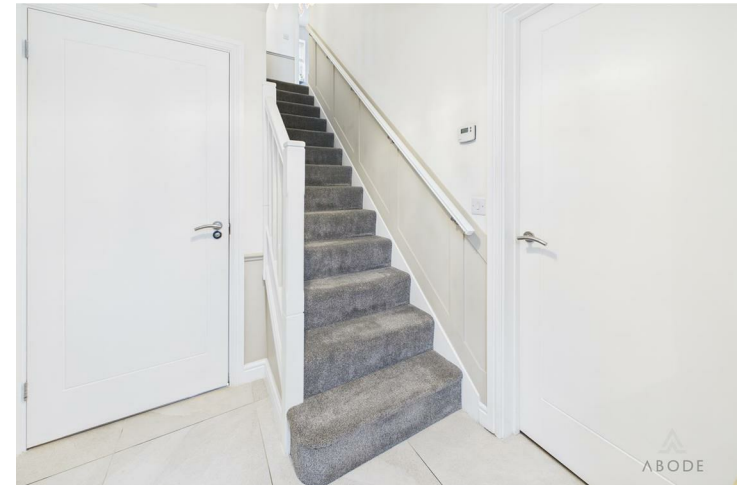
To the front, the property features a driveway providing off-street parking and access to the



detached garage. The rear garden is enclosed and offers a combination of paved patio seating areas and a lawn, creating an ideal outdoor space for both entertaining and everyday use. The garden enjoys a good degree of privacy and is well suited to families or those who enjoy spending time outdoors.

Location

Wilson Way is conveniently located within Burton-on-Trent, offering easy access to a range of local amenities, schools and transport links. The area is well placed for commuters,

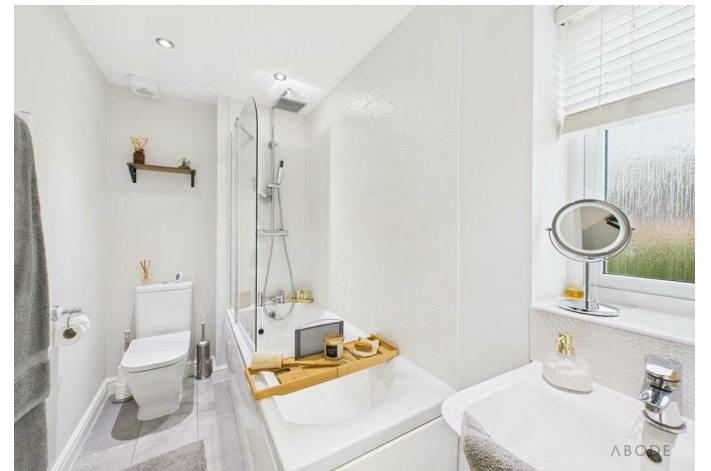






with good road connections to the A38 and surrounding towns, while Burton town centre and its railway station are within comfortable reach.





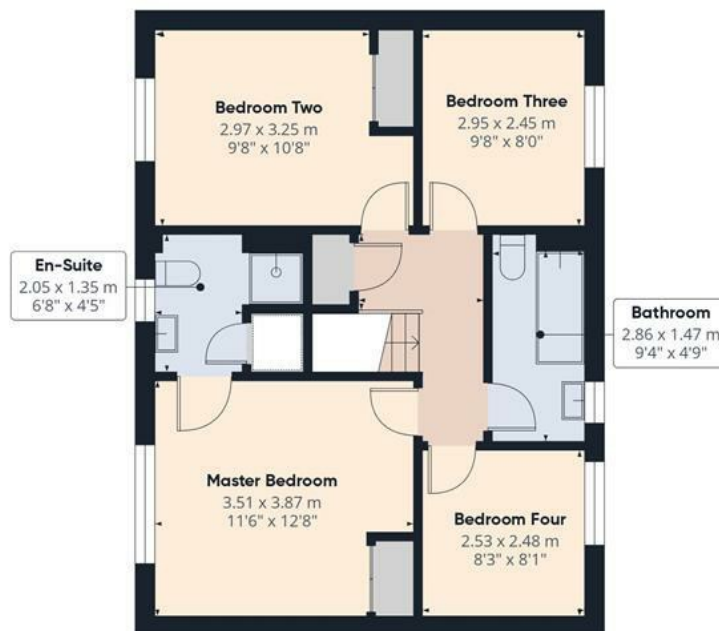








Floor 0



Floor 1

Approximate total area^m

117.2 m²

1262 ft²

Reduced headroom

0.8 m²

9 ft²

(1) Excluding balconies and terraces

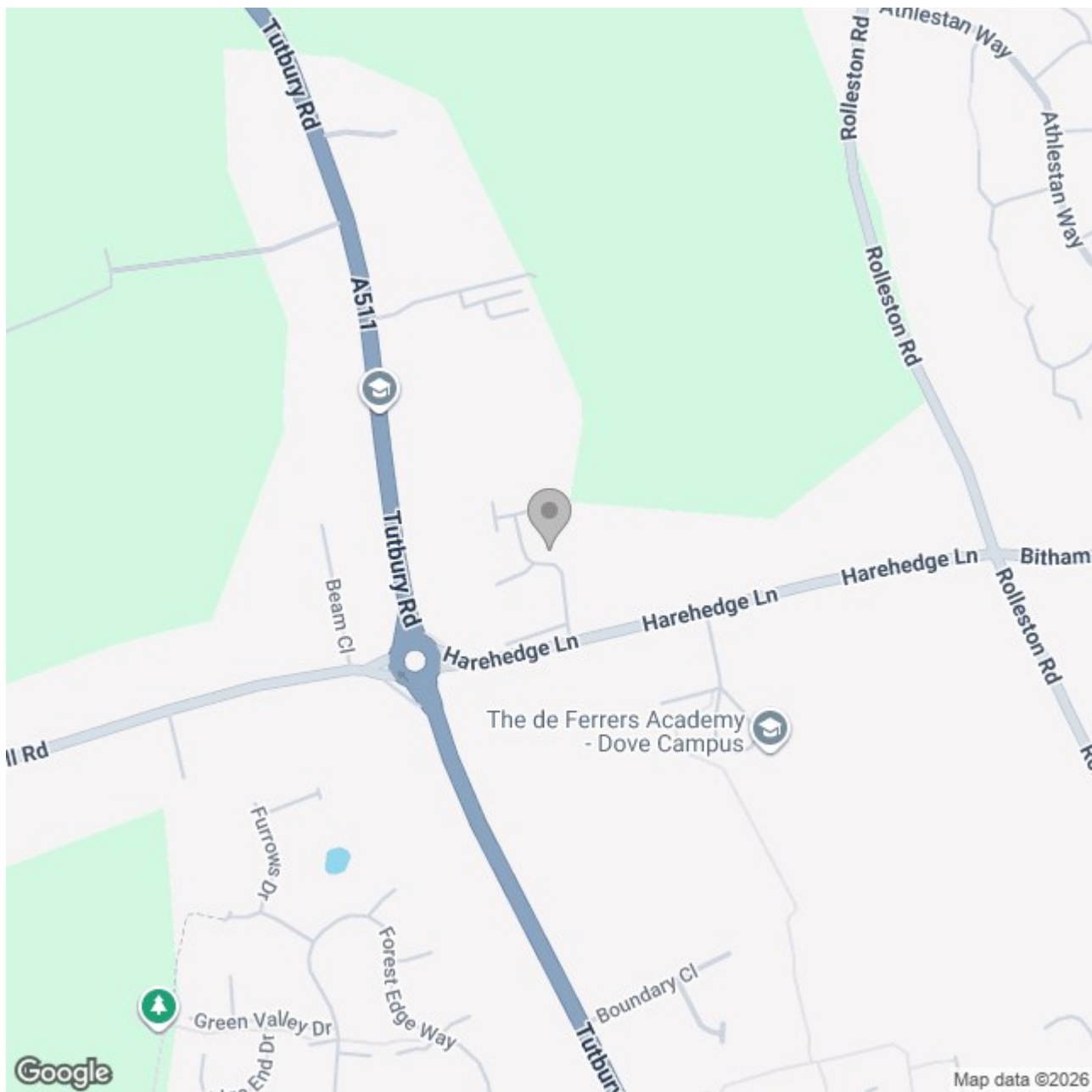
Reduced headroom

..... Below 1.5 m/5 ft

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
 