







This well-presented three-bedroom end-terraced home in Stapenhill offers spacious and versatile accommodation throughout. Featuring two reception areas, a modern fitted kitchen, ground floor bathroom, and three bedrooms with an additional WC on the first floor, the property makes an ideal choice for families or first-time buyers alike. The home further benefits from its own private passage access and an enclosed rear garden with patio and lawn.





## Accommodation

### Ground Floor

The accommodation is entered via a UPVC front door opening into the living room, which features a double glazed window to the front elevation, fitted carpet, a wall-mounted radiator, and ample space for living furniture. A doorway leads through to the open-plan dining area and kitchen.

The kitchen and dining area offer a bright, contemporary space with tiled flooring extending throughout. The dining area provides plenty of room for a family dining table and features a window to the rear elevation, a radiator, and stairs rising to the first floor. The kitchen is fitted with a selection of modern wall and base units complemented by contrasting work surfaces, tiled splash backs, and wooden beam detailing. There is an integrated electric oven, a four-ring gas hob with extractor hood above, and space for further appliances including a fridge-freezer and washing machine. The kitchen also houses the gas-fired central heating boiler and has a door leading to the garden. A further door leads to the ground floor bathroom, which is fitted with a three-piece suite comprising a curved-panelled bath with shower over, a wash hand basin with vanity storage, a low-level WC, tiled walls and flooring, a heated chrome towel rail, and an opaque double glazed window.

### First Floor

The first-floor landing provides access to three



bedrooms and a separate WC.

The master bedroom is located to the front elevation and features a large double glazed window allowing for plenty of natural light, a radiator, and space for wardrobes and bedroom furniture. The second bedroom, situated to the middle of the property, also offers a good-sized double space with a double glazed window overlooking the garden. The third bedroom, currently used as a children's room, has a double glazed window to the rear elevation and space for a single bed and storage. Completing the first floor is the WC, fitted with a low-level WC, wash hand











basin, tiled walls, and a heated towel rail.

### Outside

The property benefits from its own private passage access leading to the rear garden. The rear garden is of good length, enclosed by timber fencing, and features a paved patio area ideal for outdoor seating, with a pathway extending to a laid lawn and further patio seating space at the far end. The garden also includes a timber shed for storage.

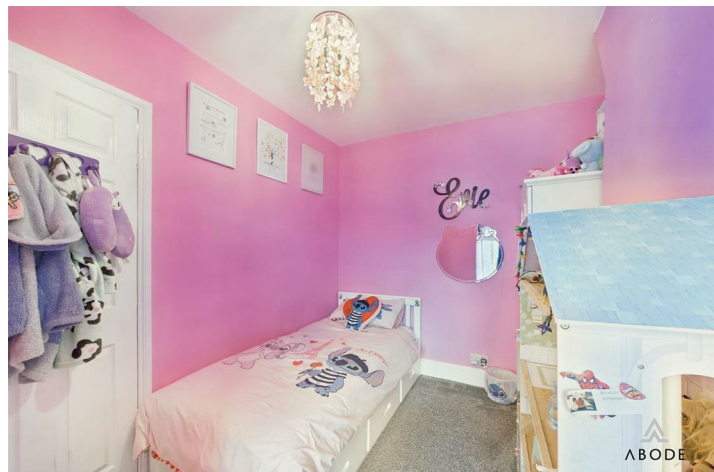


### Location

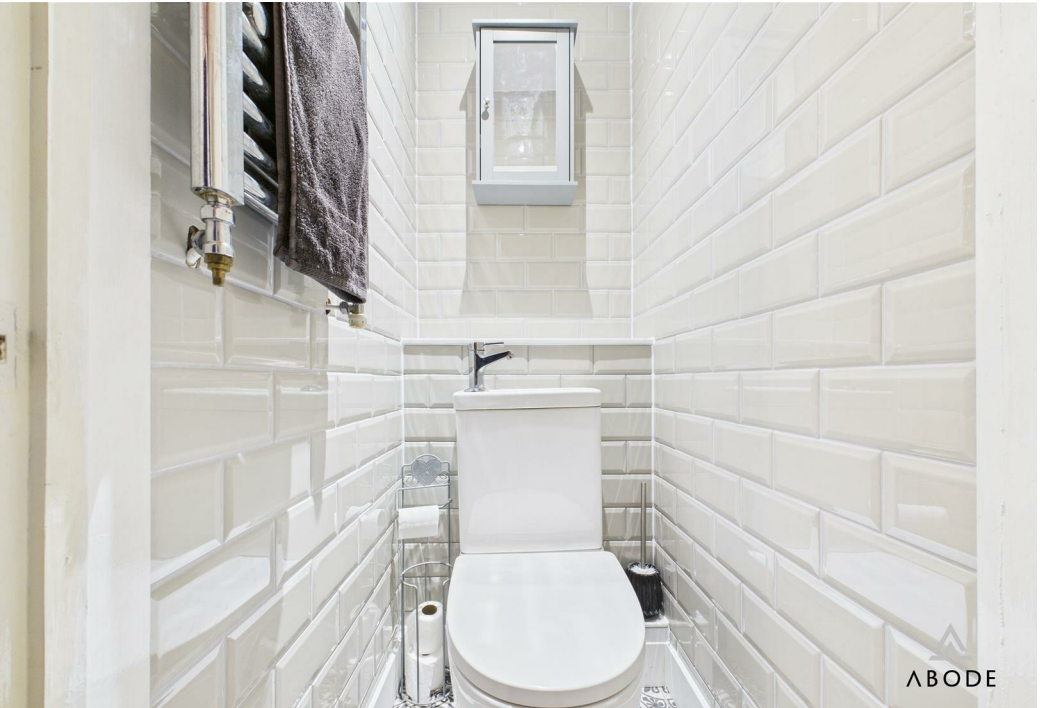
Situated in Stapenhill, this property benefits from convenient access to a range of local amenities including shops, schools, and public transport links. The nearby town centre of Burton-on-Trent offers further retail and leisure facilities, along with train services providing connections to Derby, Birmingham, and beyond. The area is also well placed for access to the A38 and A444, making it ideal for commuters.





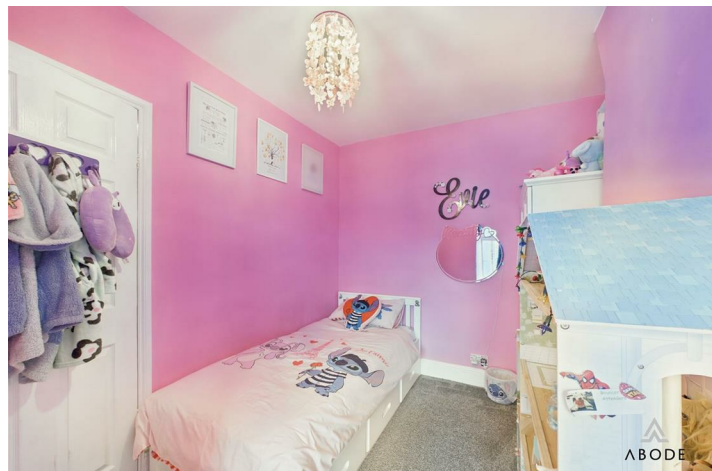




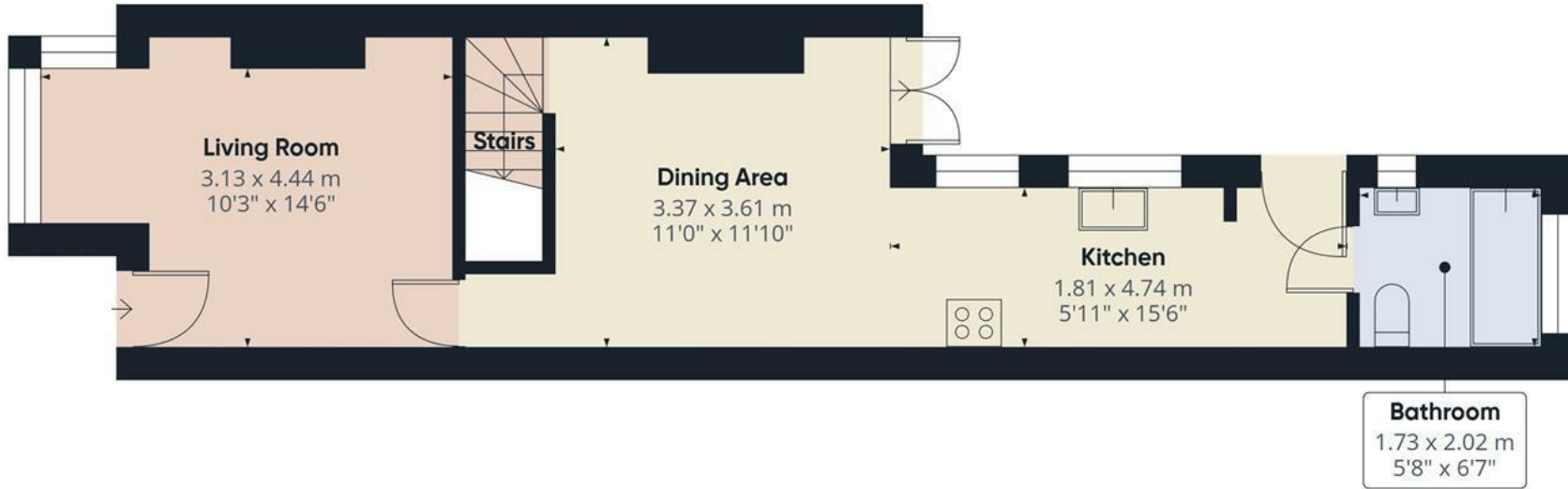












Floor 0

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

68.1 m<sup>2</sup>  
733 ft<sup>2</sup>



Floor 1

(1) Excluding balconies and terraces

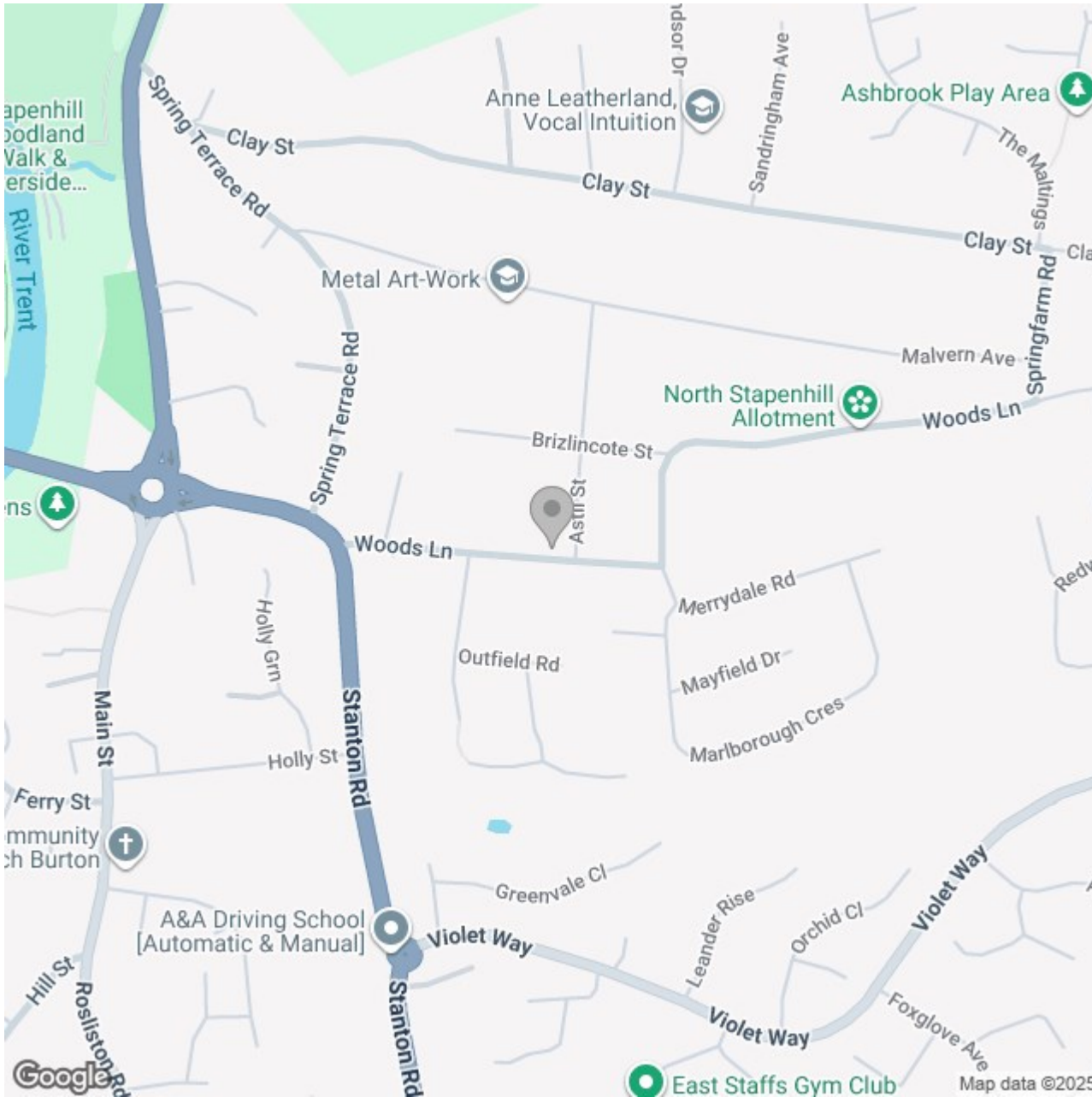
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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### 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 |         |           |

**England & Wales** EU Directive 2002/91/EC 