







A well-presented two-bedroom semi-detached home located in a popular residential area of Burton-on-Trent, Staffordshire. The property offers spacious and practical accommodation throughout, including a generous kitchen diner, separate living room, ground floor WC, two double bedrooms, and a well-appointed bathroom. Externally, there is a good-sized rear garden with lawn and patio, off-street parking to the front, and excellent access to local amenities and transport links.





## Accommodation

### Ground Floor

Entry is via a composite front door leading into a welcoming entrance hallway, which has a central heating radiator and stairs rising to the first floor. The living room is positioned to the front aspect and features a double-glazed window, wood-effect flooring, and ample space for seating and media furniture. To the rear of the property is a spacious kitchen diner, fitted with a range of wall and base units, laminate worktops, tiled splash backs, space for cooker and extractor, and space for additional appliances including a fridge freezer, washing machine, and dishwasher. A rear-facing double-glazed window overlooks the garden, with a part-glazed rear door providing external access. The dining area offers room for a family-sized table. Also on the ground floor is a WC cloakroom, fitted with a low-level WC and wall-mounted wash hand basin.

### First Floor

The first-floor landing gives access to two well-proportioned double bedrooms and the family bathroom. The main bedroom is positioned to the rear of the property and features double-glazed window with views over the garden. The second bedroom, another comfortable double, is situated to the front elevation and benefits from two double-glazed windows allowing in plenty of natural light. The bathroom is fitted with a three-piece suite comprising a panelled bath with shower over, pedestal wash basin, low-level WC, tiled splash backs, and a double-glazed window to the rear.



### Outside

To the front of the property is a paved and brick-blocked driveway providing off-street parking. The rear garden is fully enclosed by fencing and offers a patio seating area, a central lawn, mature tree for shade, and a timber garden shed. There is gated side access between the front and rear of the home.

### Location

Situated in Burton-on-Trent, Staffordshire, the property enjoys a convenient location close to a range of everyday





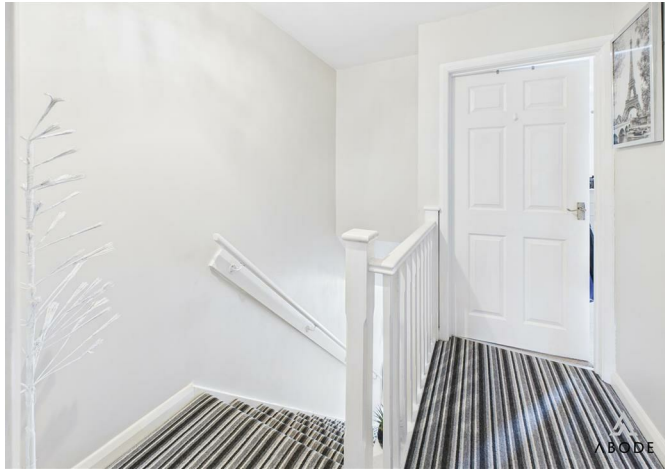




amenities including schools, supermarkets, parks, and local shops. The town centre and train station are easily accessible, as are road links to the A38 and further afield to Derby, Lichfield, and Birmingham. Ideal for first-time buyers, small families, or buy-to-let investors.







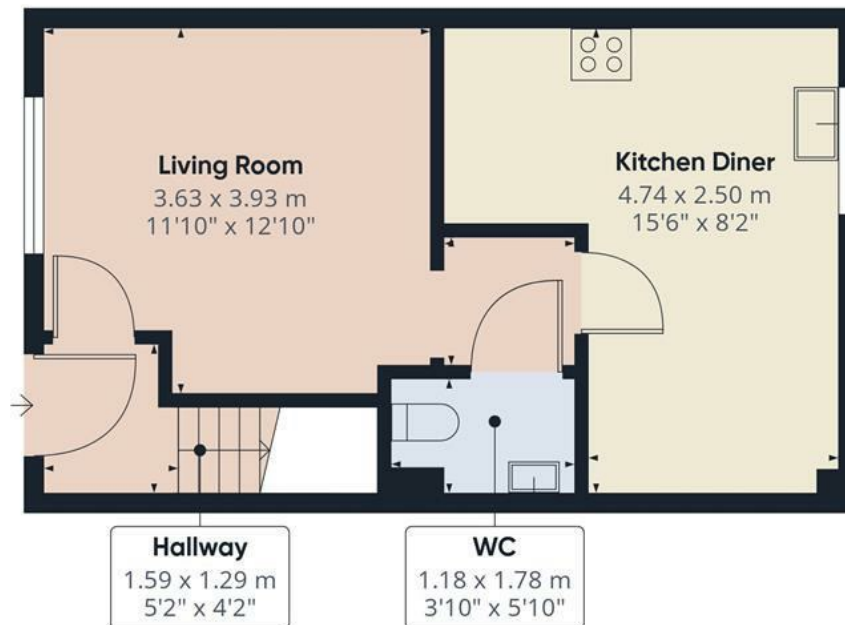




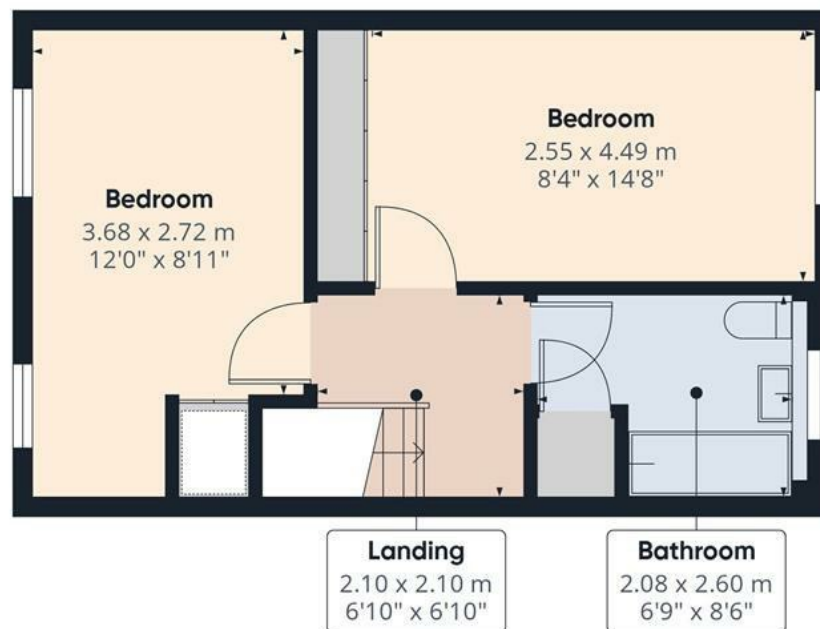








Floor 0



Floor 1

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

68.8 m<sup>2</sup>

742 ft<sup>2</sup>

(1) Excluding balconies and terraces

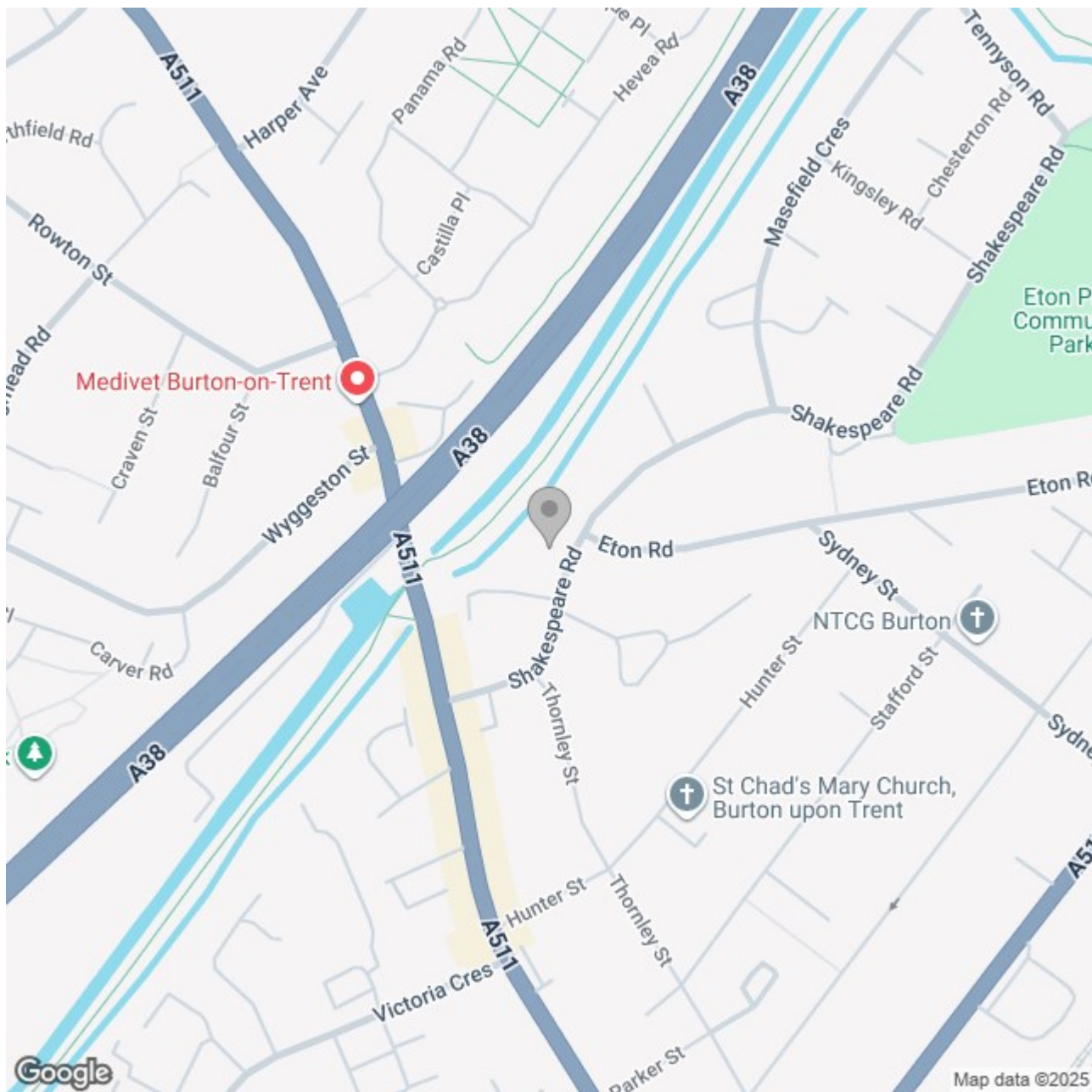
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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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>	72	75
(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