A well-presented four bedroom detached family home, situated in the popular Outwoods area of Burton-on-Trent. The property has been thoughtfully improved by the current owners and benefits from a recently fitted modern kitchen, a converted garage providing a versatile study / treatment room ideal for a home business, while still retaining useful front storage. Additional highlights include a conservatory, utility room, off-street parking, and an enclosed rear garden.

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Accommodation
Ground Floor

The accommodation is approached via a front entrance door leading into a welcoming entrance hallway with stairs rising to the first floor and doors providing access to the main living spaces.

The living room is positioned to the front elevation and offers a comfortable yet well-proportioned space, featuring a focal fireplace and ample room for living furniture.

To the rear of the property is the refitted kitchen diner, finished to a modern standard with a range of matching wall and base units, complementary work surfaces, integrated appliances, and a central island providing additional preparation space. There is ample room for a dining table, making this a practical hub for everyday family life. The kitchen flows through to the conservatory, which enjoys views and access onto the rear garden and offers flexible additional living space.

A door from the kitchen leads into the utility room, fitted with further storage, work surface, sink, and space for white goods, with an external door to the side elevation. A ground floor WC is also accessed from this area.

The converted garage has been adapted to create a highly versatile study / treatment room, ideal for those running a home business or requiring a private workspace. Importantly, a portion of the garage has been retained to the front, providing useful storage

accessible via the original up-and-over door.

First Floor

The first-floor landing provides access to all four bedrooms and the family bathroom, with loft access.

The master bedroom is a generous double room featuring fitted wardrobes and a door leading into the en-suite shower room, which is fitted with a shower enclosure, wash hand basin, and low-level WC.

There are three further well-proportioned bedrooms, all offering flexibility for family use, guest accommodation, or additional home working space.

The family bathroom is fitted with a modern three-piece suite comprising a bath with shower over, wash hand basin, and low-level WC, complemented by tiled walls and flooring.
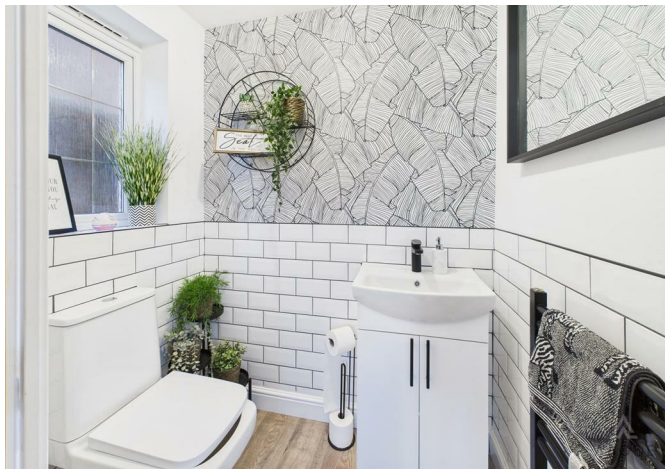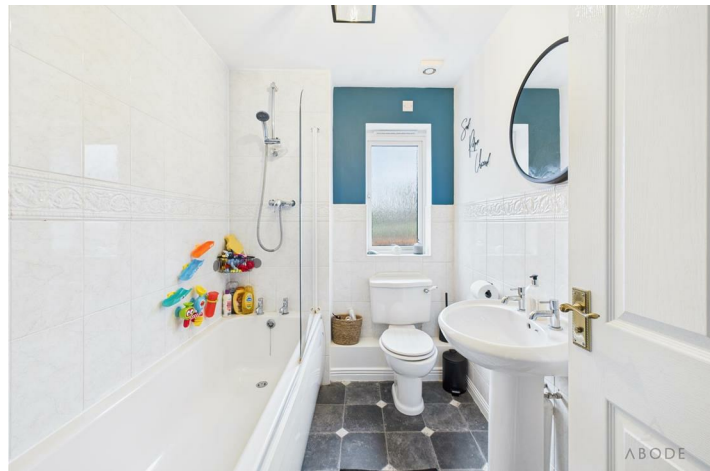
Outside

To the front of the property is a driveway providing off-street parking, along with access to the retained garage storage.
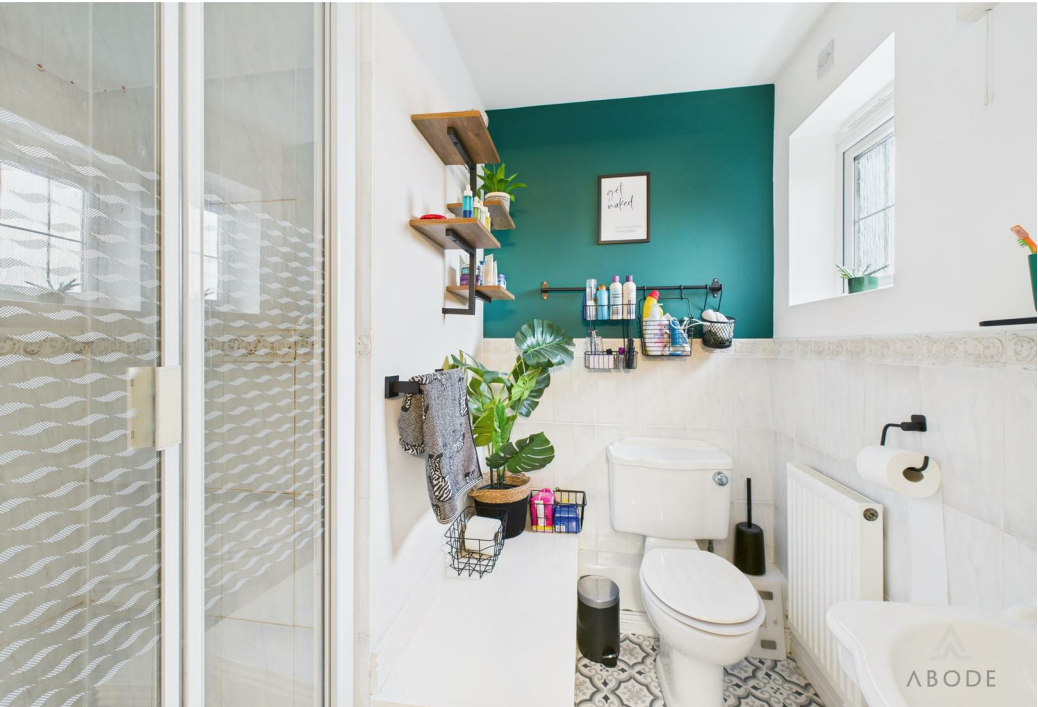
The rear garden is enclosed and designed for low-maintenance family use, featuring a paved patio area ideal for outdoor seating and entertaining, with steps leading up to a lawned section. Timber fencing provides privacy, and the garden offers a secure space for children and pets.
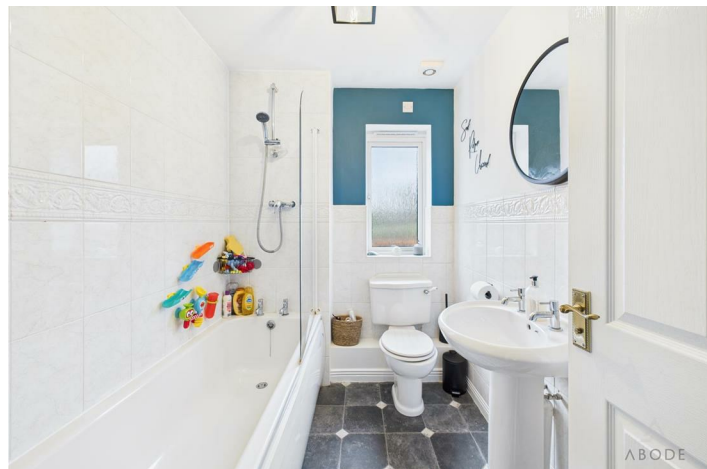
Location

The property is situated in the sought-after Outwoods area of Burton-on-Trent, a popular residential location known for its convenient access to a range of local amenities. Burton town centre is within easy reach, offering supermarkets, shops, cafés, and leisure facilities. The area is well served by reputable schools and benefits from excellent transport links, including access to the A38, A50, and A444, making it ideal for commuters.
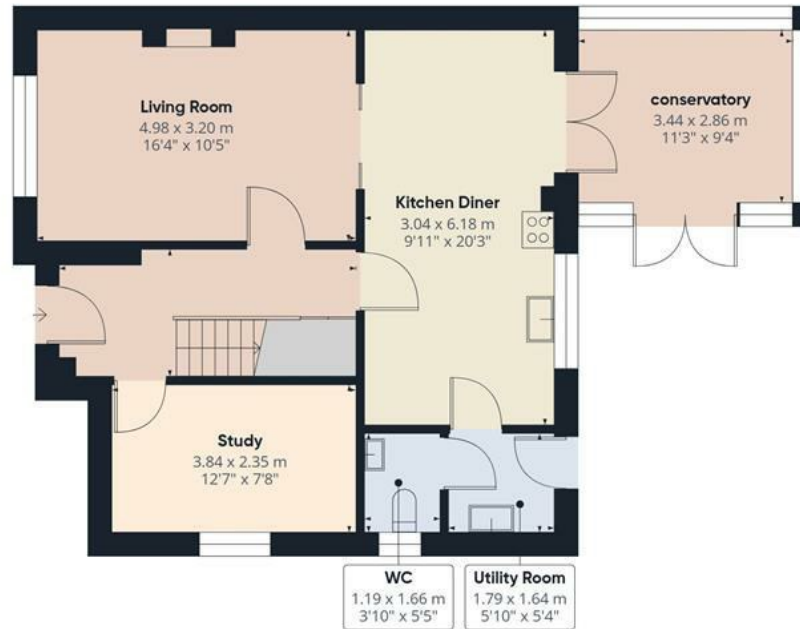
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Living Room
4.98 x 3.20 m
16'4" x 10'5"

conservatory
3.44 x 2.86 m
11'3" x 9'4"

Kitchen Diner
3.04 x 6.18 m
9'11" x 20'3"

Study
3.84 x 2.35 m
12'7" x 7'8"

WC
1.19 x 1.66 m
3'10" x 5'5"

Utility Room
1.79 x 1.64 m
5'10" x 5'4"

Floor 0

Master Bedroom
4.75 x 3.40 m
15'6" x 11'1"

Bedroom Four
3.41 x 2.43 m
11'2" x 7'11"

Bathroom
2.37 x 1.80 m
7'9" x 5'10"

En-Suite
1.32 x 1.86 m
4'4" x 6'1"

Bedroom Two
3.70 x 2.54 m
12'1" x 8'3"

Bedroom Three
2.33 x 3.46 m
7'7" x 11'4"

Floor 1

S W E N

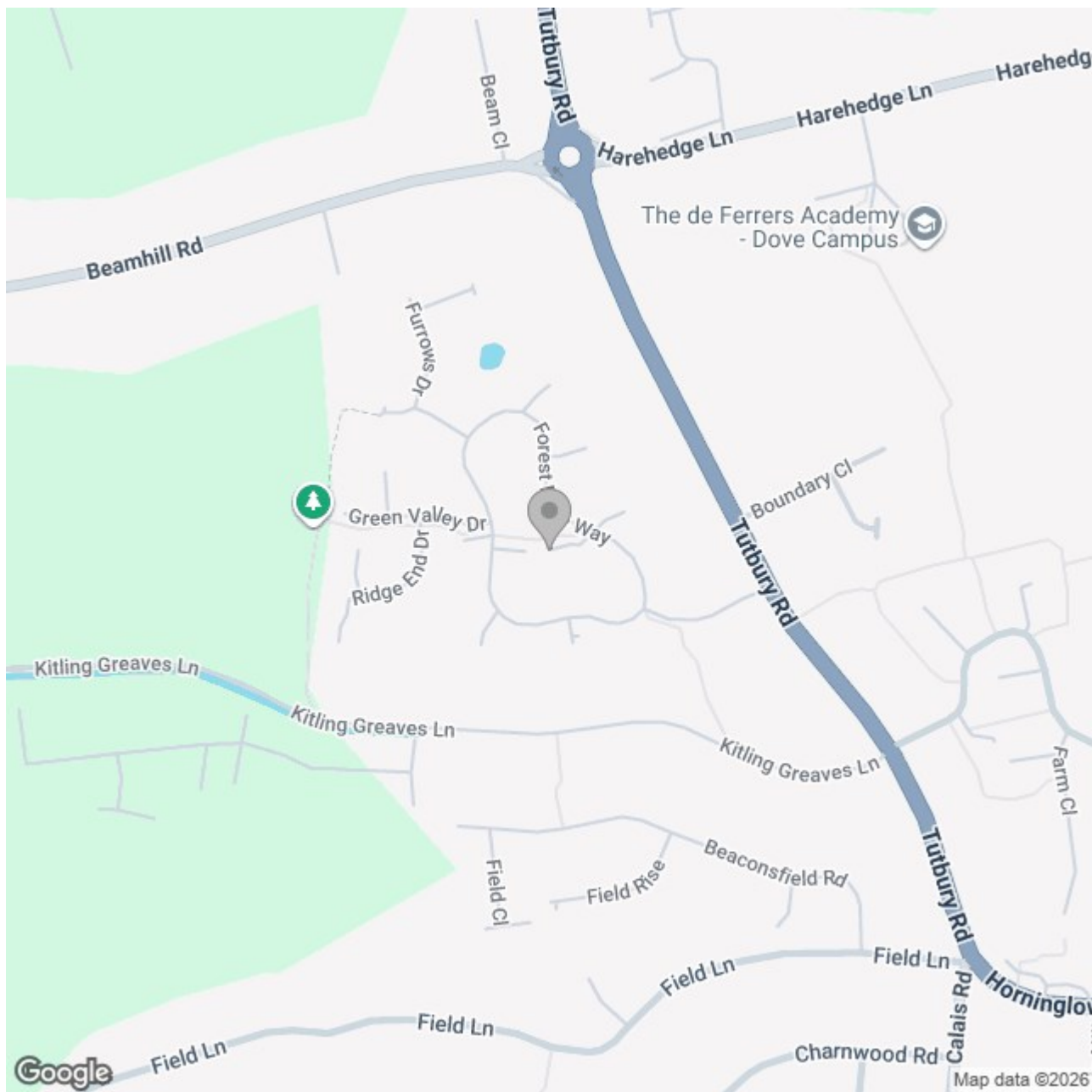## Approximate total area(1)
122.6 m²
1321 ft²

(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.

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

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