





A well-presented and extended three-bedroom semi-detached home, offering spacious and versatile accommodation finished to a good standard throughout. The property benefits from a generous open-plan kitchen diner, a separate living room, a dedicated study, an integral garage, and a substantial driveway providing off-street parking for multiple vehicles. This is a well-balanced home suited to modern family living, combining open-plan space with practical day-to-day functionality.



## Accommodation

### Ground Floor

The property opens into an entrance hallway with stairs rising to the first floor and access to the main living areas. The living room is positioned to the front and features a bay window allowing for good natural light, along with a log-burning stove set within a central fireplace.

To the rear, the property has been extended to create a spacious open-plan kitchen diner. The kitchen is fitted with a range of modern wall and base units, integrated appliances, and a central island providing additional preparation space and seating. Skylights and rear-facing windows allow for a bright and airy feel, while there is ample space for a dining table and chairs. French doors provide direct access out to the rear garden.

Off the kitchen is a separate utility space with additional storage and space for appliances. A ground floor shower room is also accessed from this area, fitted with a three-piece suite.

The ground floor also benefits from a separate study, offering flexibility for home working or use as an additional reception space.

An internal door provides access to the attached garage.

### First Floor

The first-floor landing provides access to three well-proportioned bedrooms. The principal bedroom is positioned to the front and benefits from fitted



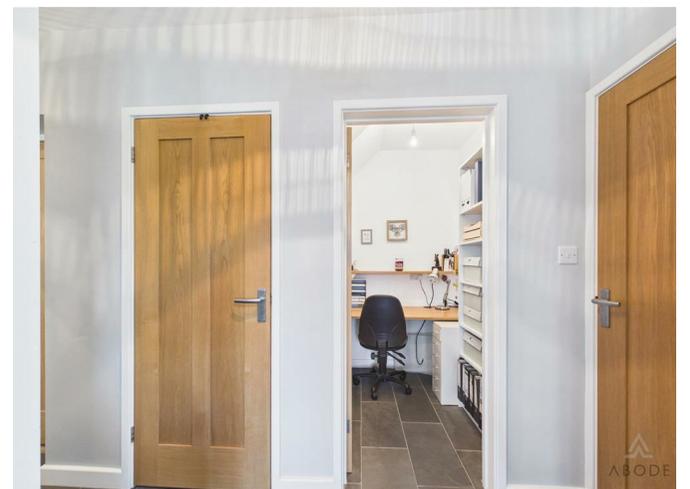
wardrobes and a bay window. The second bedroom is a good-sized double, while the third bedroom offers versatility as a bedroom, nursery, or additional study.

The family bathroom is fitted with a modern suite including a bath with shower over, wash hand basin, and WC, with tiled walls and a window providing natural light and ventilation.

### Outside

To the front, the property features a substantial







block-paved driveway providing off-street parking for several vehicles, along with access to the garage.

The rear garden is enclosed and offers a combination of patio and lawned areas, along with a further seating space, making it well suited for outdoor dining and general use.

#### Location

Situated in a well-established residential area of Burton-on-Trent, the property benefits from convenient access to a range of local amenities, including shops, schools, and transport links. The area is well placed for access into Burton town centre, as well as nearby road networks connecting to Derby, Lichfield, and the A38.















Floor 0



Floor 1



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

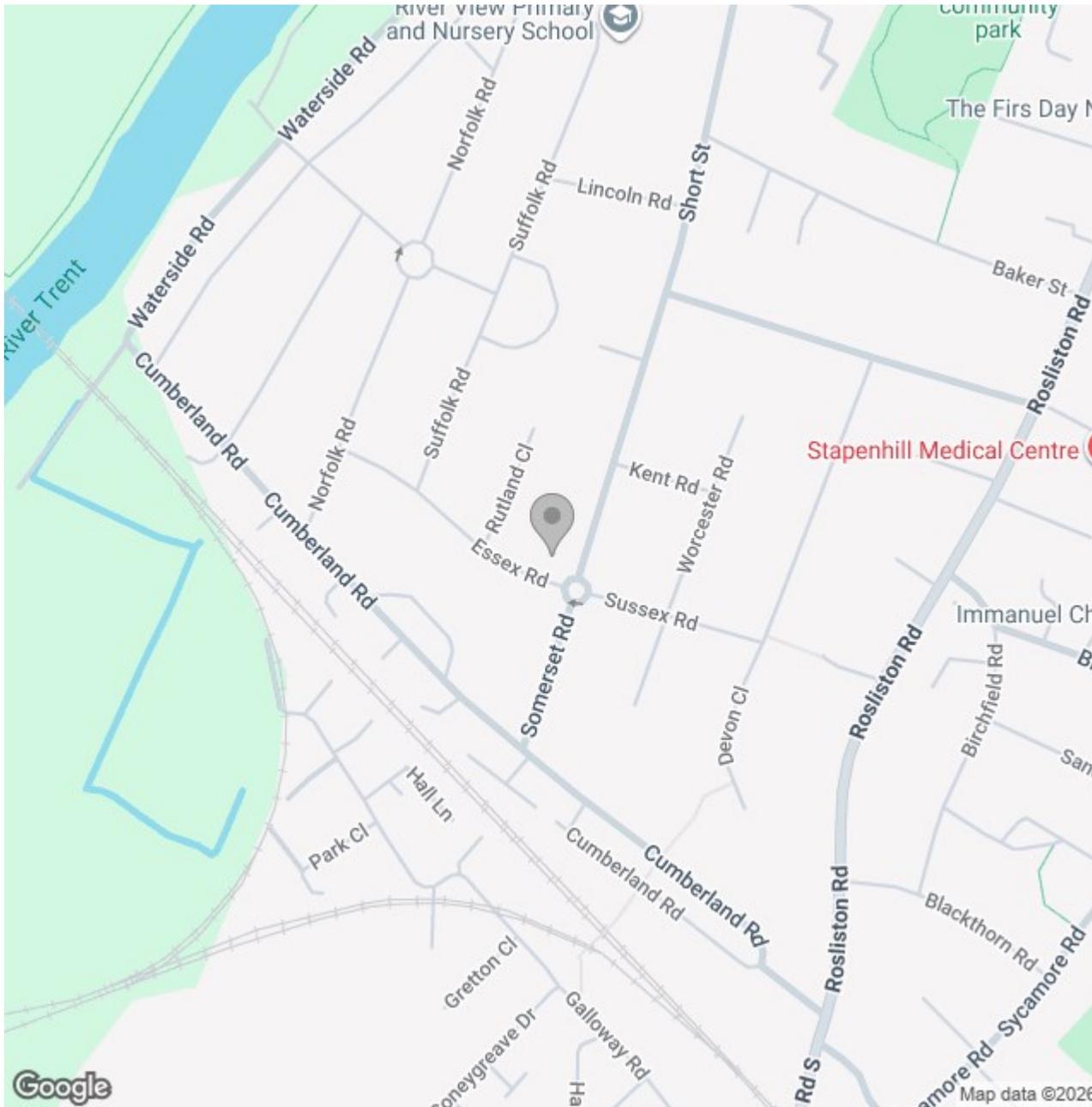
117.3 m<sup>2</sup>  
1262 ft<sup>2</sup>

(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>		
(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	