





ABODE

A modern and beautifully presented four-bedroom detached family home positioned on the outskirts of Burton-on-Trent, offering easy access to nearby amenities, schools and transport links. The property benefits from off-street parking, a garage, a generous and private rear plot, and a well-designed layout including a spacious kitchen-diner to the rear, a separate living room to the front, a utility room and WC. The first floor provides four well-proportioned bedrooms, an en-suite to the master and a four-piece family bathroom.



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## Accommodation

### Ground Floor

The property opens into a welcoming entrance hallway with contemporary décor, wood-effect flooring and stairs rising to the first floor. To the front sits a well-sized living room featuring a stylish panelled wall, a large front-facing window and plenty of space for family seating.

Positioned across the rear is the impressive open-plan kitchen-diner, fitted with modern units, contrasting worktops, integrated appliances, breakfast bar seating and a spacious dining area. French doors lead directly out onto the patio, making it an excellent space for day-to-day living and entertaining. Off the kitchen is a separate utility room with additional storage and appliance space, as well as an external side door. Completing the ground floor is a guest WC.

### First Floor

The first-floor landing gives access to four well-proportioned bedrooms. The master bedroom benefits from fitted wardrobes and a private en-suite shower room finished with modern tiling and fixtures. The remaining bedrooms are all generous in size and neutrally presented, ideal for children, guests or home working. The family bathroom is fitted with a contemporary four-piece suite, including a separate shower and bath, with stylish tiling and a clean modern finish.

### Outside



To the front, the property offers a driveway providing off-street parking and access to the garage. The rear garden is a key feature a good-sized, private plot that is not overlooked, with a large paved patio, level lawn and mature borders. This is an ideal outdoor space for families and entertaining, with room for play equipment and seating areas.

### Location

Situated on the outskirts of Burton-on-Trent, the home

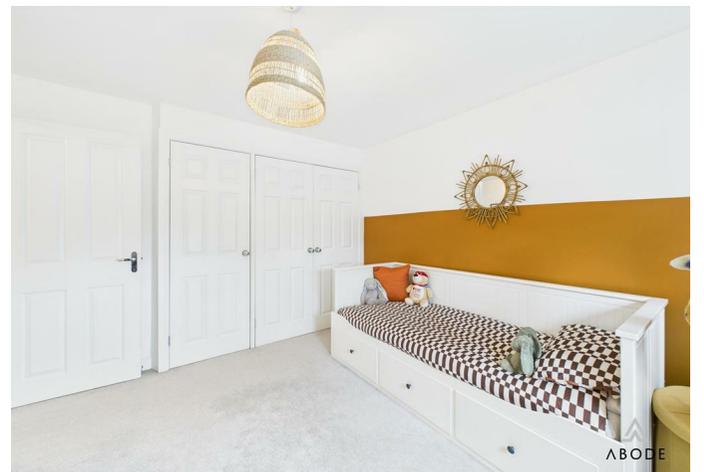


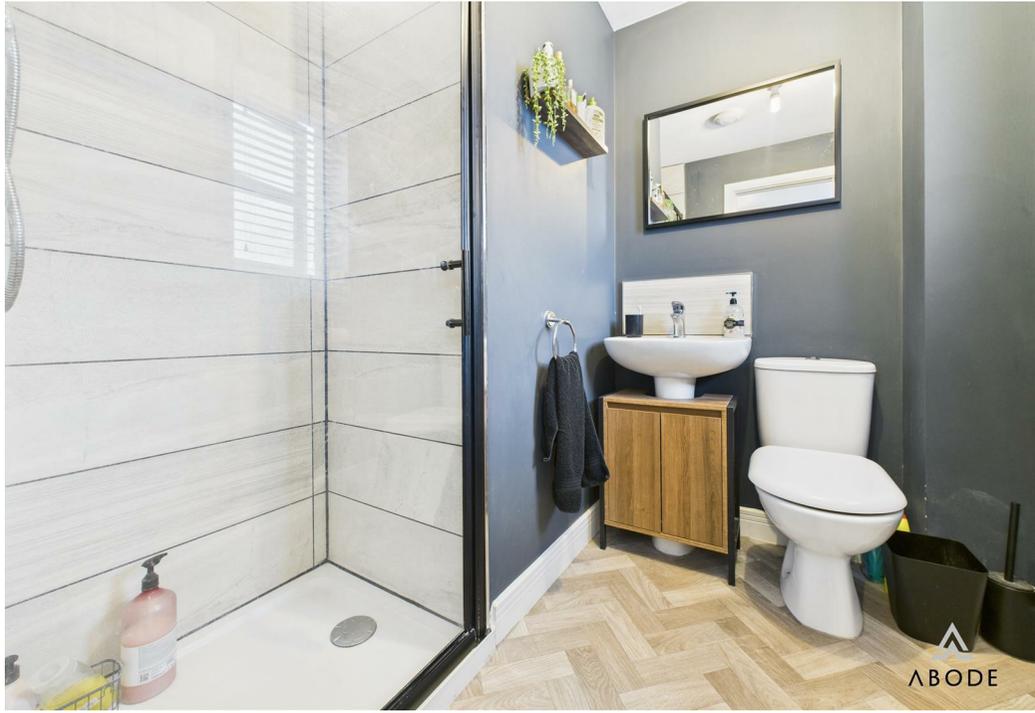




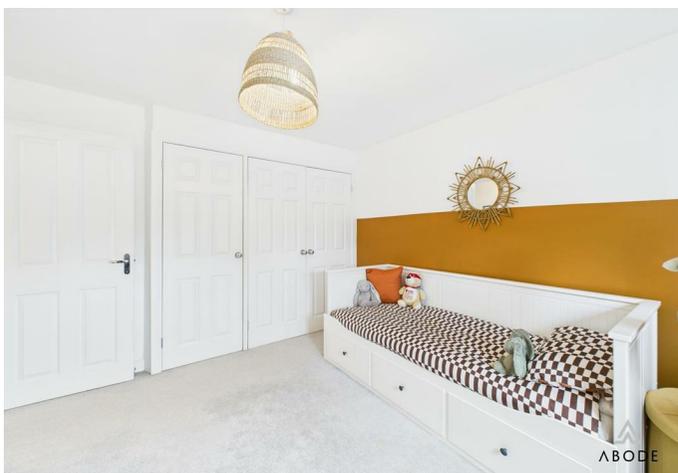
provides straightforward access to local amenities, supermarkets, schools, leisure facilities and road links connecting to the town centre and surrounding areas. It offers a practical, well-connected setting for families and commuters.













Floor 0

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

107.4 m<sup>2</sup>  
1157 ft<sup>2</sup>



Floor 1

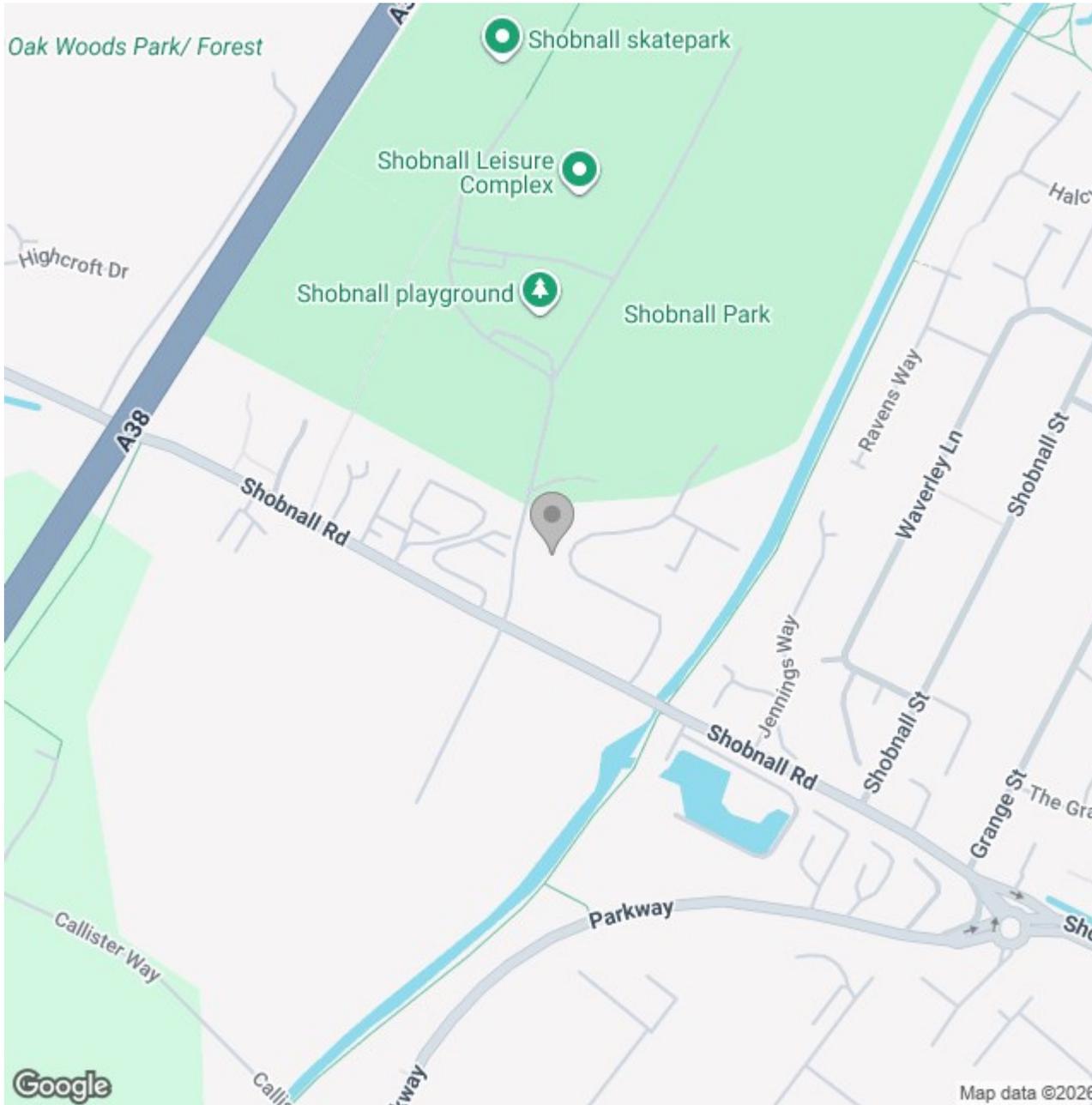
(1) Excluding balconies and terraces

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

GIRAFFE360







### 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	