





Accommodation

Ground Floor

A canopy entrance porch leads into a welcoming entrance hall with stairs rising to the first floor and access to the principal ground floor accommodation. Positioned off the hallway is a useful guest WC fitted with a modern white suite.

To the rear of the property is a spacious lounge dining room, providing an excellent living and entertaining space. The room comfortably accommodates both seating and dining areas, features an attractive wall-mounted electric fire and benefits from useful under-stairs storage. French doors and a large rear window flood the room with natural light while opening directly onto the rear garden.

The breakfast kitchen has been stylishly updated with a comprehensive range of contemporary navy shaker-style units complemented by white quartz-effect work surfaces and a central breakfast island, creating a fantastic social hub. Integrated cooking appliances are included alongside space for further white goods, with ample storage and preparation space.

First Floor

The first-floor landing provides access to all three bedrooms, the family bathroom and an airing cupboard.

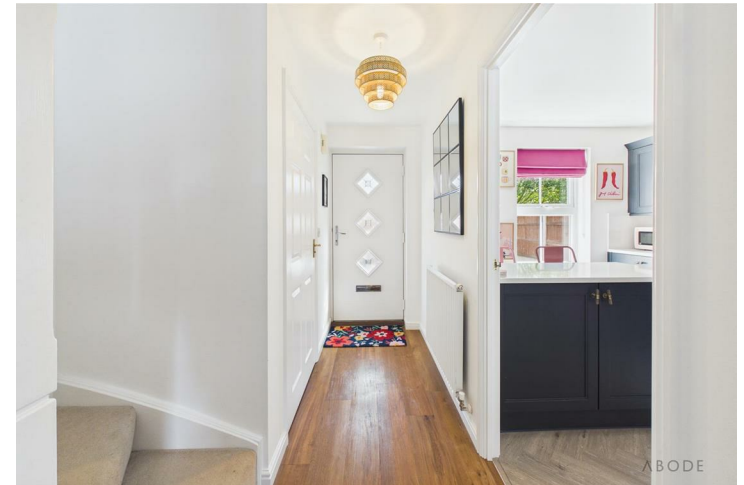
Bedroom One is a generous double room



positioned to the front of the property, complete with fitted double wardrobes and its own en-suite shower room.

Bedroom Two is a well-proportioned double bedroom enjoying attractive open views across the playing fields to the rear.

Bedroom Three is a comfortable single bedroom, currently utilised as a home office, making it an ideal nursery, child's bedroom or study.







Completing the accommodation is the family bathroom, fitted with a modern white three-piece suite comprising a panelled bath with shower over, wash hand basin and WC.

Outside

To the front, the property enjoys a smart, low-maintenance frontage with decorative slate borders and a generous tarmac driveway providing off-road parking for two vehicles, leading to the detached single garage with power and lighting.



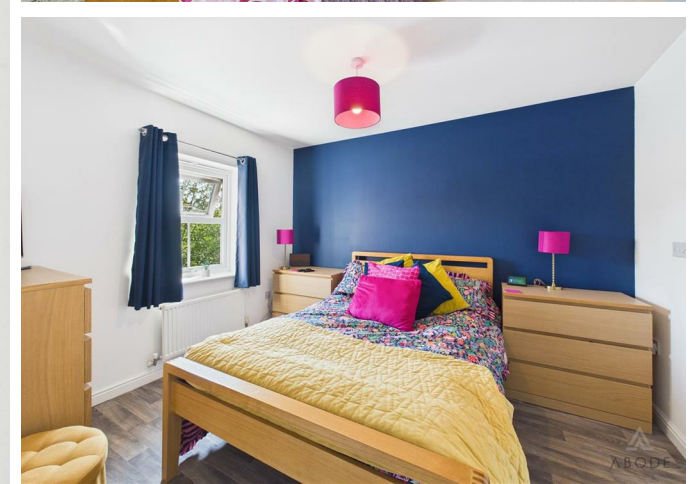
Gated side access leads through to the enclosed rear garden, which has been attractively landscaped for ease of maintenance. A paved patio provides an excellent space for outdoor dining and entertaining, while the gravelled garden with raised borders offers plenty of room to enjoy throughout the year. Backing directly onto open playing fields, the garden enjoys a pleasant outlook and an excellent degree of privacy.

Location

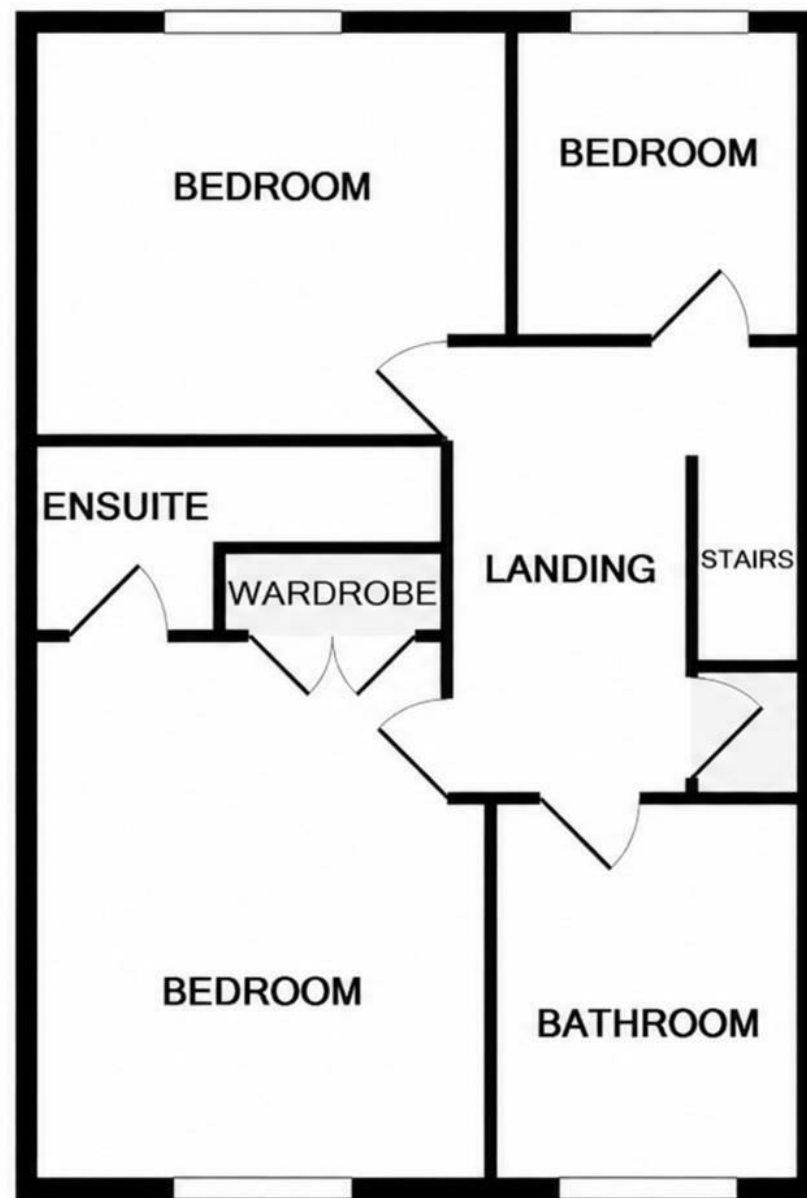
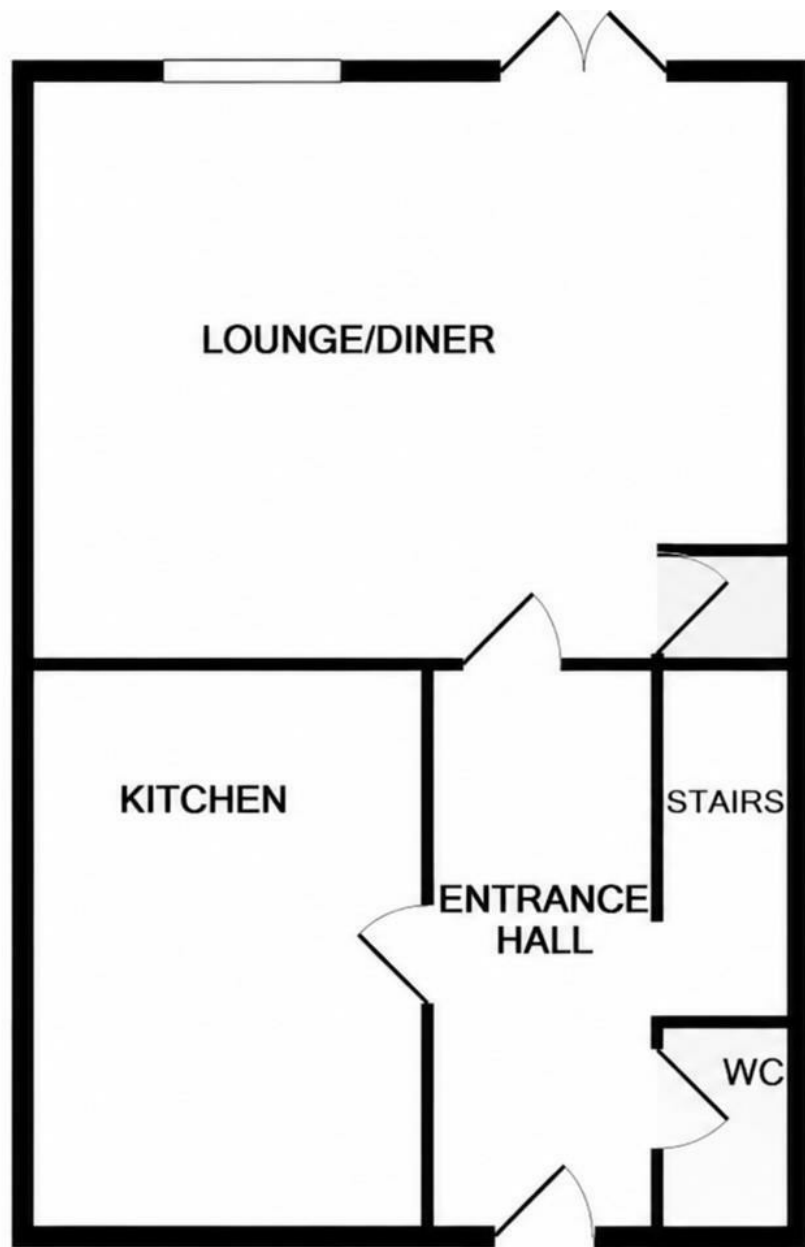
Situated within a popular residential development, the property enjoys convenient access to a range of local amenities, reputable schools and everyday shopping facilities. Excellent transport links are nearby, with easy access to Burton upon Trent, the A38 and surrounding commuter routes, while the open playing fields to the rear create an attractive backdrop and enhance the property's appeal.

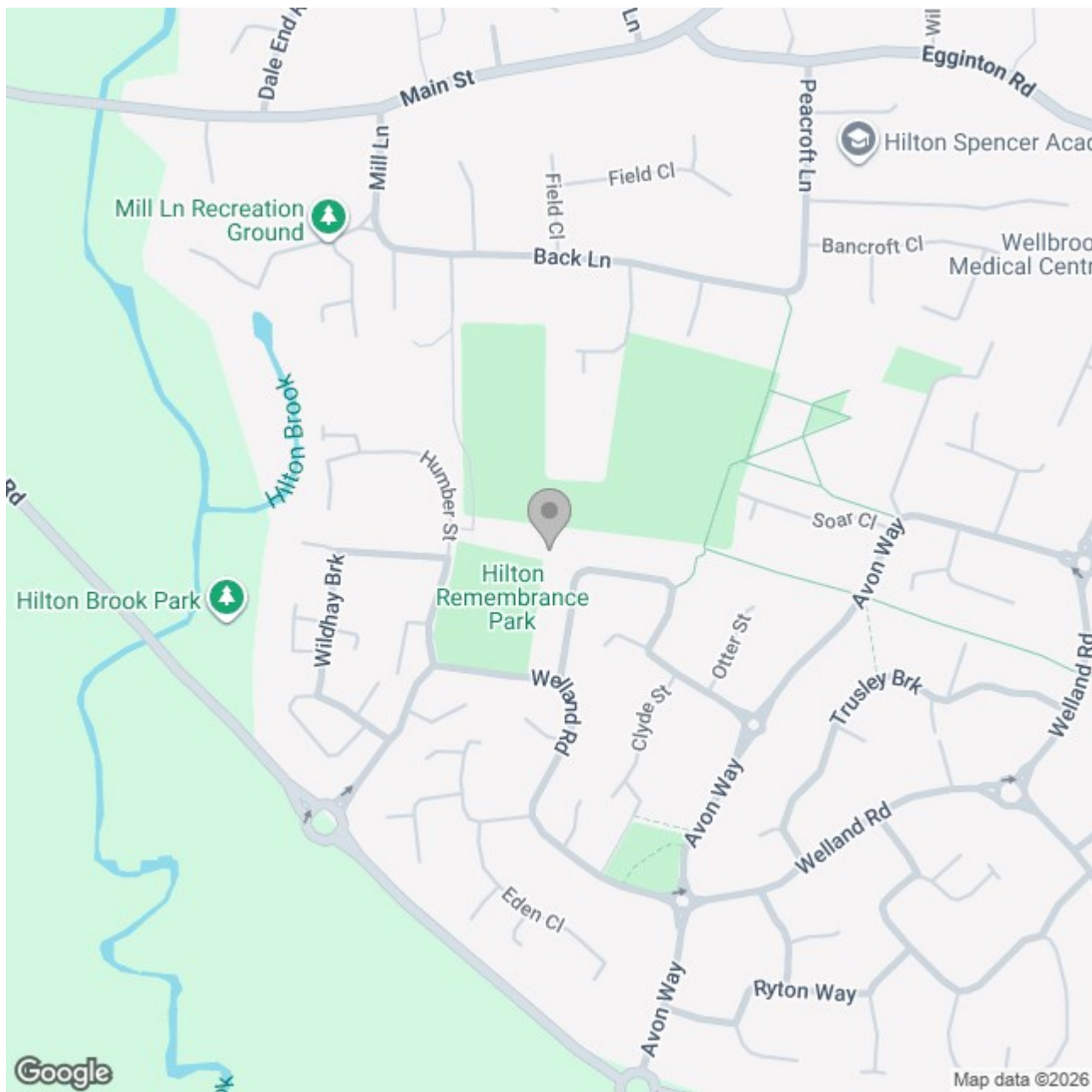












Energy Efficiency Rating

	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 	