







Abode are delighted to offer for sale this modern, three bedroom semi detached home, ideally situated within close proximity to Burton Town Centre, its schools, shops and amenities. The property is spacious internally and is perfect for first time buyers, growing families or as a buy to let investment! Being ideally situated on the estate, the property overlooks the park to the front elevation.

In brief, the property comprises; entrance hallway, WC, living room, internal hallway and kitchen diner to the ground floor, and three bedrooms with an ensuite to the master, and family bathroom to the first floor.

Boasting a kitchen diner, enclosed rear garden with a large shed and an ensuite to the master bedroom an early viewing is highly recommended!



**ABODE**  
SALES & LETTINGS

### Entrance Hall

Door leading in from the front, tiled flooring and central heating radiator.

### Downstairs WC

Tiled flooring and partially tiled walls, central heating radiator, WC and wash hand basin.

### Living Room

UPVC double glazed window to the front elevation, central heating radiator.

### Internal Hallway

### Kitchen Diner

Modern base and eye level units with complimentary worktops, built in electric cooker with gas hob, cupboard housing the combi boiler, built in washer dryer, dishwasher and fridge freezer. Stainless steel one and a half bowl sink with draining board, central heating radiator, patio doors leading out into the garden, spot lighting and storage cupboard, UPVC double glazed window to the rear elevation, ample space for dining table.

### Landing

Loft access and smoke detector.

### Master Bedroom

UPVC double glazed window to the rear elevation, central heating radiator.

### Ensuite

Modern suite comprising; wash hand basin, WC and shower cubicle, partially tiled walls, towel radiator and UPVC double glazed window to the side elevation.



### Bedroom

UPVC double glazed window to the front elevation, central heating radiator.

### Bedroom

UPVC double glazed window to the front elevation, central heating radiator.

### Bathroom

White bathroom suite comprising bath with shower over and shower screen, WC and wash hand basin. Tiled walls and flooring and towel radiator

### Outside







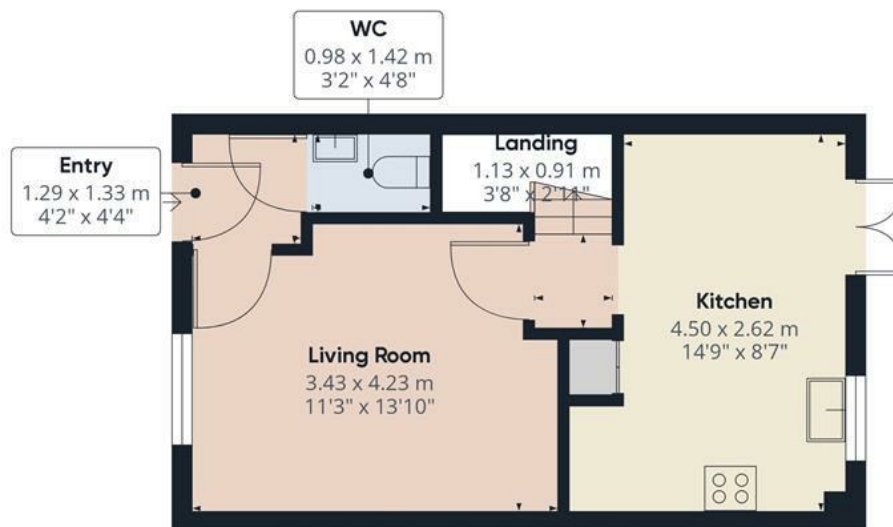


To the front of the property there is off road parking for two cars and gated access to the rear garden. Enclosed garden laid to patio and lawn, with large shed providing ample storage and an outside water tap.



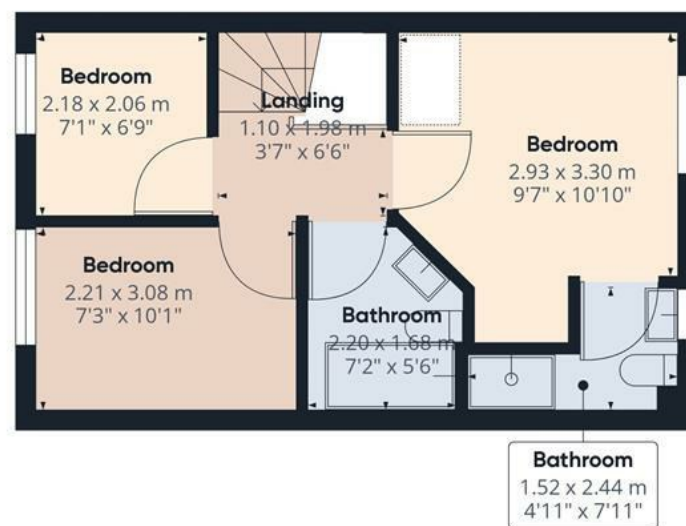






Floor 0

Approximate total area<sup>(1)</sup>  
62.4 m<sup>2</sup>  
671.65 ft<sup>2</sup>



Floor 1

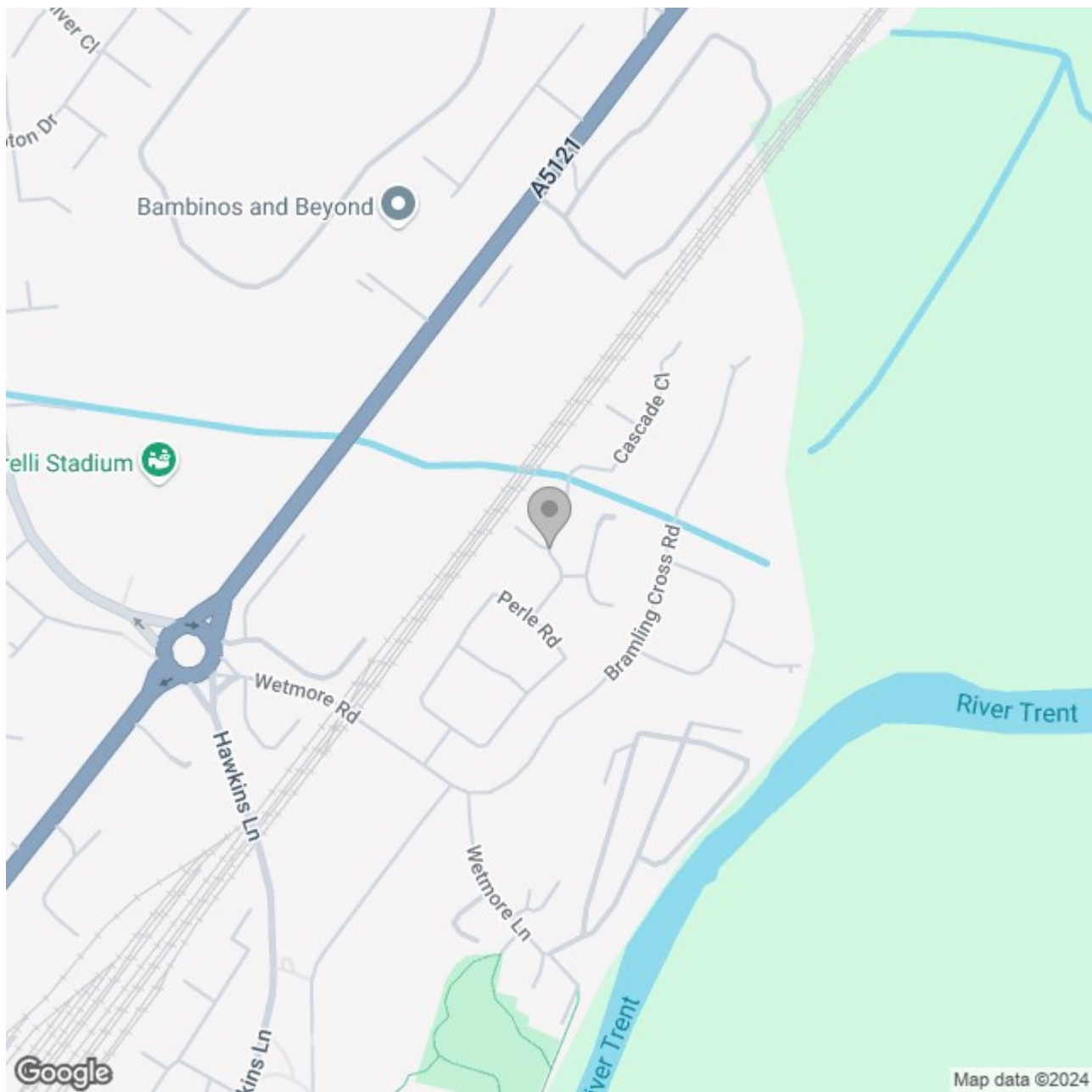
(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360





### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		96
(81-91) B	83	
(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