







Situated at the end of a quiet cul-de-sac on Upton Drive, this well-presented two-bedroom home enjoys an attractive open aspect over green space to the front, creating a pleasant outlook and a sense of openness rarely found with properties of this style. The accommodation is thoughtfully laid out over two floors, complemented by allocated parking and a private rear garden, making it an ideal first-time purchase or investment opportunity.



## Accommodation

### Ground Floor

The accommodation opens into an entrance hallway with stairs rising to the first floor and access to a convenient ground-floor WC. From here, a well-proportioned living room is positioned to the front of the property, benefiting from natural light and views over the green space. To the rear sits a kitchen diner, fitted with a range of matching wall and base units and offering space for a dining table. Double doors provide direct access out to the rear garden, allowing for easy indoor-outdoor living and making the space ideal for both everyday use and entertaining.

### First Floor

The first-floor landing provides access to two bedrooms and the family bathroom. Both bedrooms are generous double rooms, each offering ample space for bedroom furniture and storage. The bathroom is fitted with a modern three-piece suite comprising a bath with shower over, wash hand basin and low-level WC, completing the internal accommodation.

### Outside

To the front of the property is allocated parking, positioned conveniently near the entrance, with the added benefit of overlooking an open green area which enhances privacy and outlook. The rear garden is enclosed and designed for low maintenance, featuring a patio seating area ideal for outdoor dining, a lawned section, and a useful timber shed for storage.

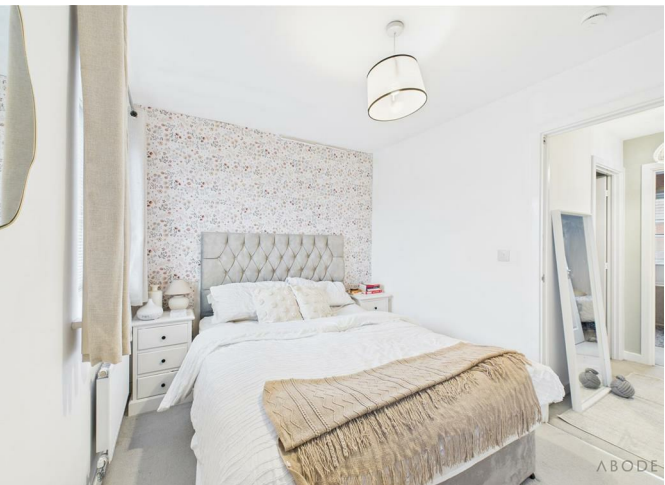


### Location

Upton Drive is set within a popular modern development in Burton-on-Trent, well placed for local amenities, schooling and transport links. The town centre, Burton train station and major road networks including the A38 are all within easy reach, making the location particularly suitable for commuters, first-time buyers and investors alike.

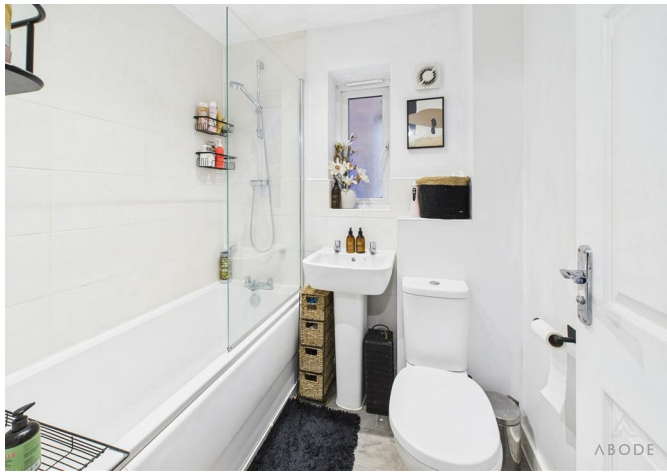








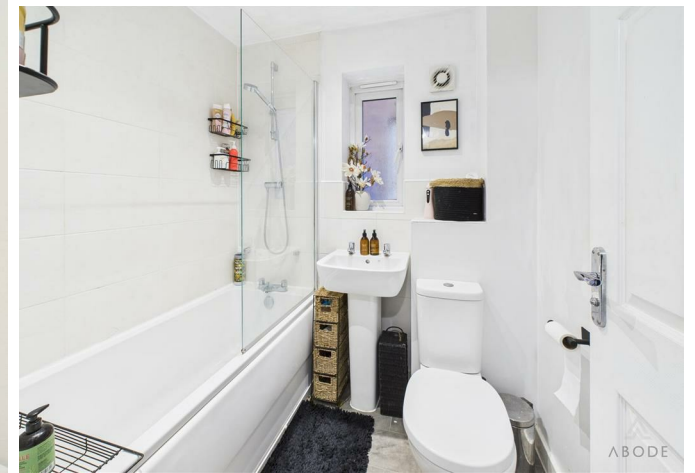


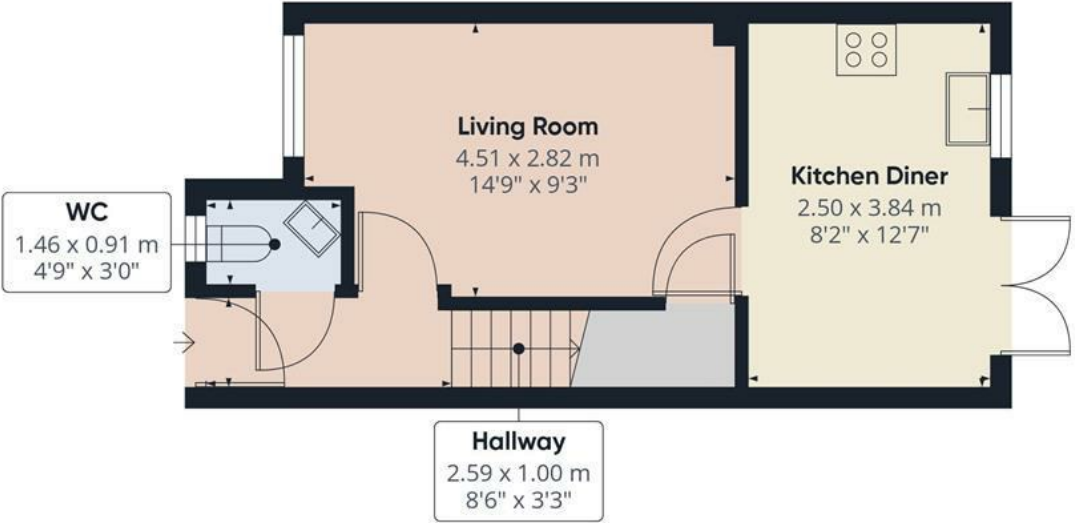




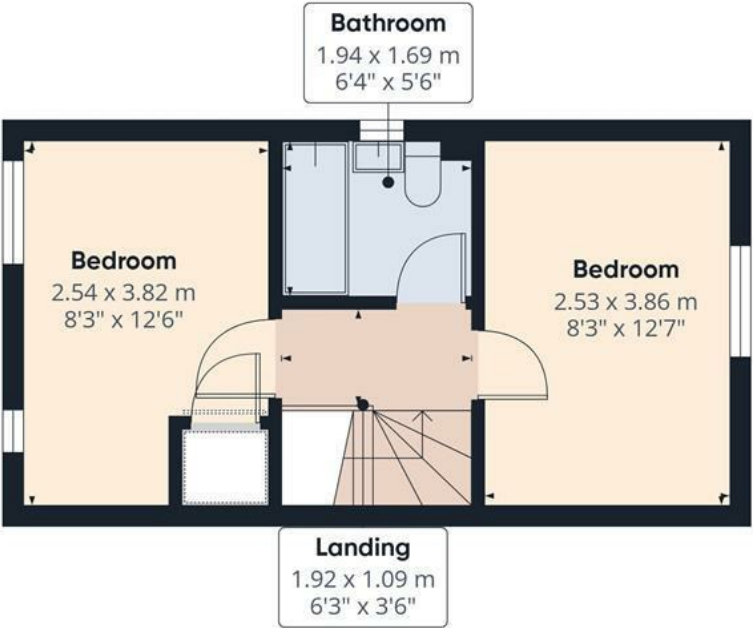








Floor 0



Floor 1

Approximate total area<sup>(1)</sup>  
52.5 m<sup>2</sup>  
565 ft<sup>2</sup>

(1) Excluding balconies and terraces

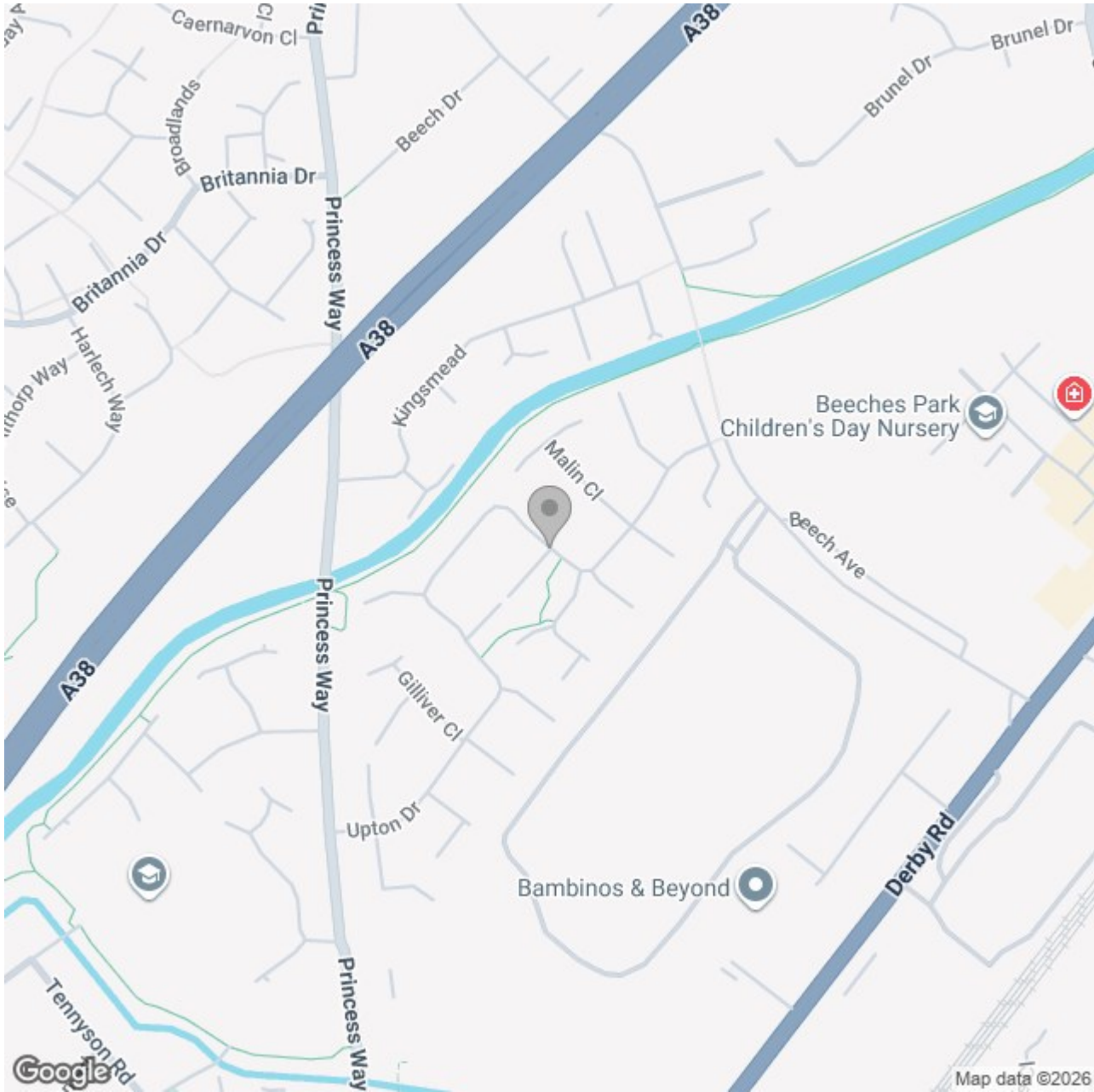
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>97</b>
(81-91) <b>B</b>	<b>82</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		

England & Wales

EU Directive 2002/91/EC