





Situated in a popular residential area, this well-presented three-bedroom detached home offers spacious accommodation, generous off-street parking, a detached garage and a beautifully landscaped rear garden. Thoughtfully maintained and tastefully styled throughout, the property provides an excellent balance of practical living space and modern comfort, making it ideal for families and professional buyers alike.



Accommodation

Ground Floor

The accommodation begins with a welcoming entrance hallway, finished with contemporary tiled flooring and a front-facing window allowing natural light to flood the space. Stairs rise to the first floor and doors lead through to the principal ground floor rooms.

To the front of the property is a spacious lounge diner, an impressive open-plan living space extending over 24ft in length. The room offers clearly defined seating and dining areas, with a large front window and sliding patio doors to the rear garden, creating a bright and airy feel throughout. This is a superb entertaining space as well as a comfortable everyday family room.

The fitted kitchen is positioned to the rear and offers a range of shaker-style wall and base units with contrasting work surfaces. There is space and plumbing for appliances, an extractor hood over the cooker and a window overlooking the garden. A rear access door provides direct access onto the patio, making outdoor dining and summer entertaining effortless.

First Floor

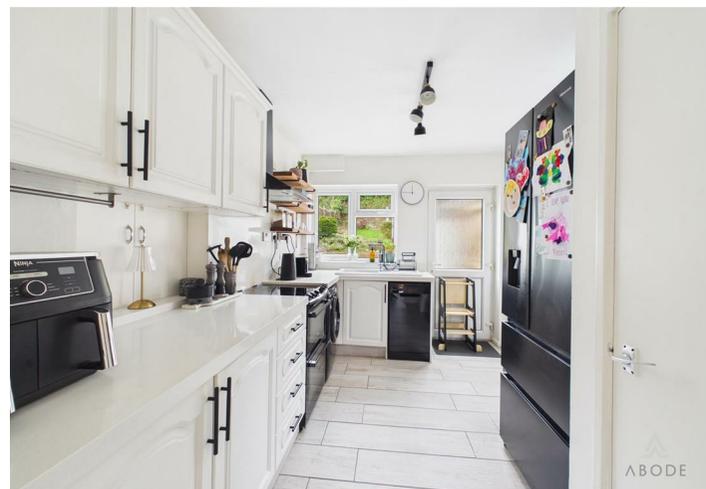
The first-floor landing benefits from a side window, enhancing the sense of light, and provides access to three bedrooms and the family bathroom.



The master bedroom is a generous double room with space for wardrobes and ample space for additional furnishings. Bedroom two is another well-proportioned double room, ideal for children or guests. Bedroom three is a versatile single room, currently used as a office but equally suitable as a dressing room or single bedroom.

The family bathroom is modern and stylishly finished, comprising a panelled bath, separate shower enclosure, wash hand basin set within a vanity unit and a low-level WC. The space is completed with tiled walls, contemporary







flooring and a heated towel rail.

Outside

To the front, the property benefits from a driveway providing off-street parking for two vehicles, alongside access leading down the side of the house to a detached garage.

The rear garden has been thoughtfully landscaped to create a superb outdoor space. Immediately to the rear is a generous paved patio area, ideal for seating and entertaining. Raised brick planters add structure and interest, while steps lead up to a lawned section bordered by fencing and mature greenery, providing a good degree of privacy.



Location

The property is positioned in a popular and established area, offering convenient access to local amenities, well-regarded schools and everyday shopping facilities. Burton town centre is within easy reach, along with excellent transport links including nearby road connections for commuting further afield. The location also benefits from access to open green spaces and countryside walks, making it particularly appealing for families and those seeking a balance between convenience and outdoor lifestyle.









Floor 0



Floor 1



Approximate total area^m

77.9 m²

840 ft²

Reduced headroom

1.3 m²

14 ft²

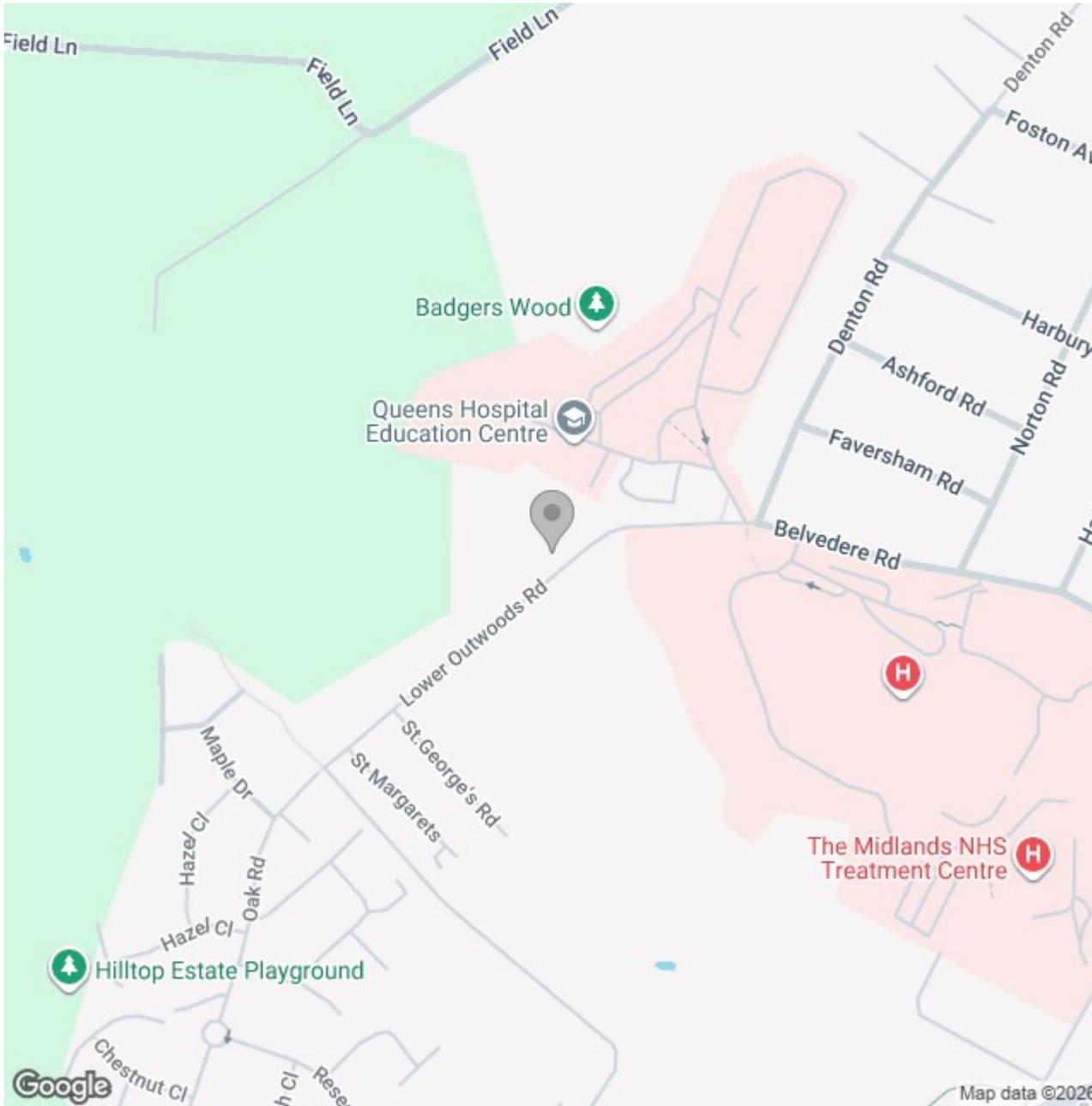
(1) Excluding balconies and terraces

Reduced headroom

----- Below 1.5 m/5 ft

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) 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	