

Attlee Avenue

Anslow, Burton-on-Trent, DE13 9UH



Situated on a modern development in the desirable village of Anslow, this stunning three-bedroom home is just three years old and offers contemporary living in a peaceful yet convenient setting. The property is ideal for first-time buyers, young families, or professionals seeking a move-in ready home with quality finishes throughout.

£250,000

John German

Upon entering, you are welcomed by a spacious hallway with a convenient downstairs WC located just off to the side. The bright and airy living room features a striking panelled feature wall, a large front-facing window that fills the space with natural light, and useful under-stairs storage.

To the rear of the property, the modern kitchen-diner offers a fantastic open-plan layout, with ample space for a dining table and double doors that lead out to the garden. The kitchen itself is well-equipped with a built-in fridge-freezer, fitted dishwasher, oven, gas hob, extractor fan, and a range of stylish wall and base units, making it a practical and sociable space for everyday living and entertaining.

Upstairs, the main bedroom benefits from its own private en-suite shower room, complete with a shower cubicle, WC and hand wash basin, as well as a built-in storage cupboard. The second bedroom is a good-sized double overlooking the rear garden, while the third bedroom makes for an ideal study, nursery, guest room or dressing room. A well-appointed family bathroom with a shower over the bath, WC, and hand wash basin serves bedrooms two and three. There is also a useful storage cupboard on the landing.

The home has been maintained to a high standard and is presented in excellent condition throughout.

Outside, this particular plot enjoys a notably larger garden than similar homes on the estate. The outdoor space is beautifully landscaped, featuring a lawn, patio area and gravelled section – providing multiple zones to relax, entertain or create a safe space for children to play. To the side is a driveway with an EV charger.

Located within walking distance of a highly regarded local school and only a short drive from Burton town centre and train station, the property also offers excellent access to the A38, making commuting straightforward. This home truly combines style, space, and location – an ideal opportunity not to be missed.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Please note: It is quite common for some properties to have a Ring doorbell and internal recording devices.

Property construction: Standard

Parking: Drive

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Gas

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: See Ofcom link for speed: <https://checker.ofcom.org.uk/>

Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

Local Authority/Tax Band: East Staffordshire Borough Council / Tax Band C

Useful Websites: www.gov.uk/government/organisations/environment-agency
www.eaststaffsb.gov.uk

Our Ref: JGA/06082025

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Score	Energy rating	Current	Potential
92+	A		97 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Agents' Notes

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