





****1150SQ FT OF ACCOMMODATION**** A superb semi detached traditional home, having three double bedrooms and off street parking for one vehicle. The property benefits from two reception rooms, a generous garden and fantastic kitchen breakfast. Viewing is highly recommended strictly via appointment only.



This deceptively spacious home, boasting double-glazed windows and gas central heating, is located in a popular area with convenient access to a variety of amenities and schools, as well as easy reach to the Burton on Trent town centre.

The property features a side entrance, a lounge, a dining room, and a kitchen diner on the ground floor. The first floor accommodates bedroom one and a family bathroom, while the second floor boasts two additional double bedrooms.

Outside, there is a generous decked area and a lawned garden, ideal for outdoor relaxation. The property also benefits from off-road parking for one vehicle at the front.













Floor 0



Floor 1



Floor 2

Approximate total area⁽¹⁾

107.59 m²

1158.09 ft²

Reduced headroom

3 m²

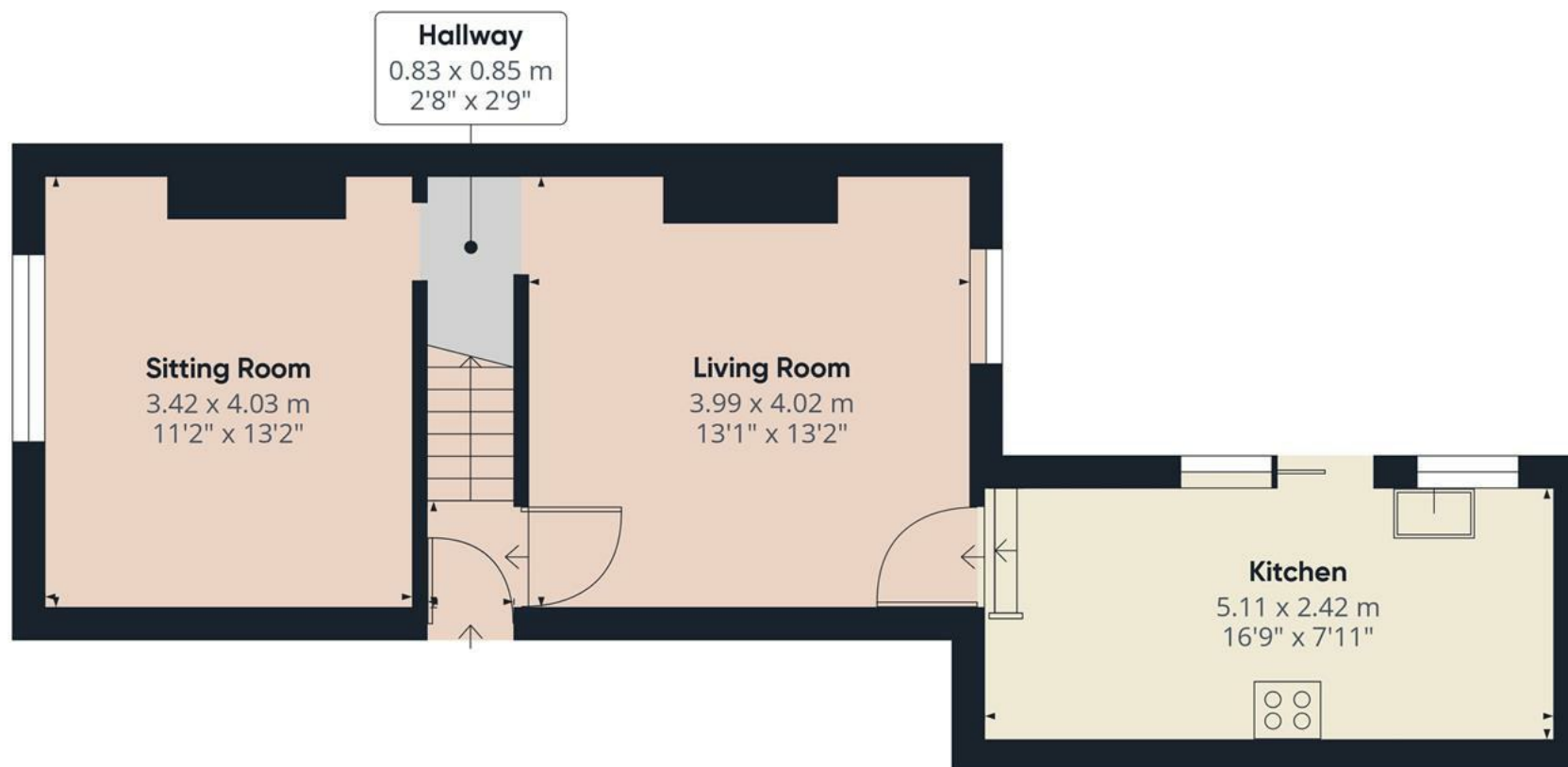
32.27 ft²

(1) Excluding balconies and terraces.

Reduced headroom
(below 1.5m/4.92ft)

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

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Approximate total area⁽¹⁾

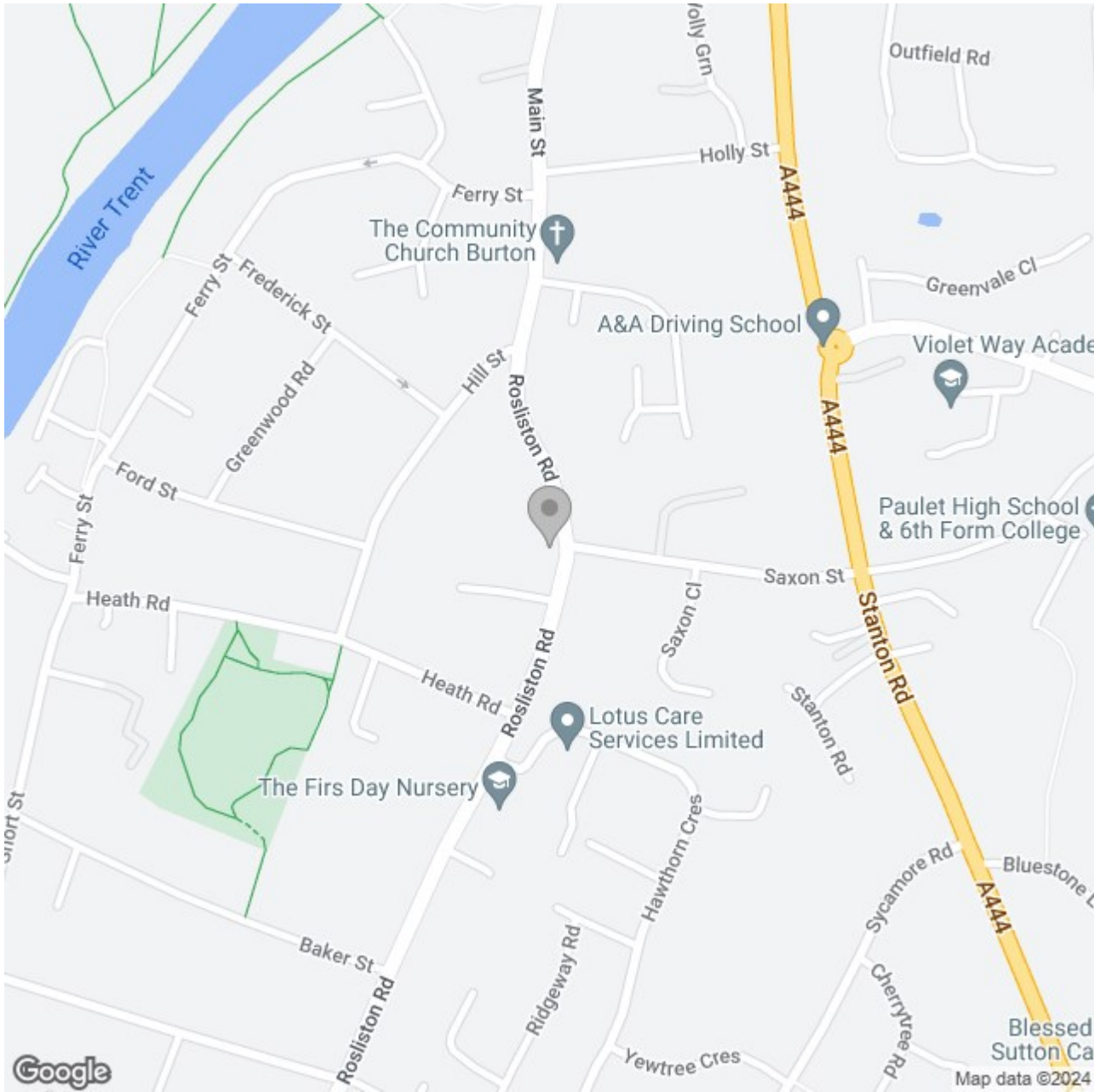
45 m²
484.4 ft²

(1) Excluding balconies and terraces.


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Floor 0



Energy Efficiency Rating

| | Current | Potential |
|---|----------------------------|---|
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | 86 |
| (69-80) C | | |
| (55-68) D | 52 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC |  |