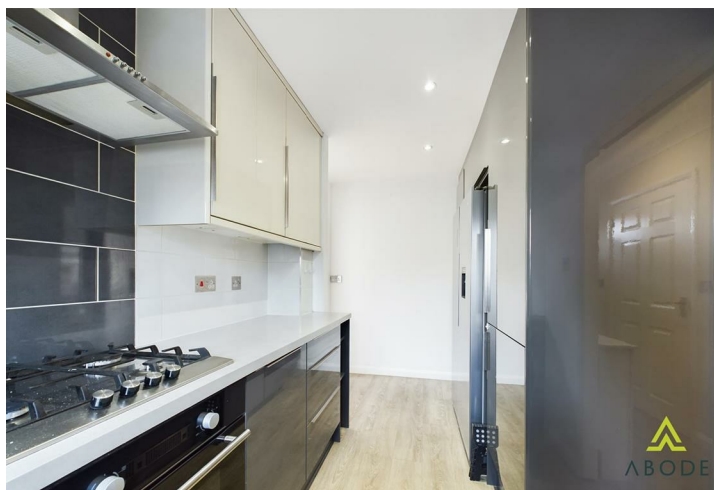








This immaculate three-bedroom semi-detached home offers a superb amount of living accommodation, beautifully modernised throughout. Extended in 2020 to create an impressive living/dining space, the property is perfect for families and professionals alike. Key features include a spacious living room with patio doors to the rear garden, a modern fitted kitchen, and a versatile living/dining room. Upstairs, the property benefits from three well-proportioned bedrooms and a family bathroom. The outside space includes a landscaped rear garden, a single garage with power and lighting, and a tandem driveway providing parking for two vehicles. Conveniently located near Burton-on-Trent, the property offers excellent transport links, access to reputable schools, and nearby amenities.



**ABODE**  
SALES & LETTINGS

## Accommodation

### Ground Floor

The home welcomes you through an entrance hallway, which provides access to the guest cloakroom, a spacious living room, and the modern fitted kitchen. The living room features patio doors that open out to the landscaped rear garden, creating a light and airy space for relaxation. The kitchen is fitted with contemporary units and seamlessly flows into the extended living/dining room. This versatile area, added in 2020, offers a fantastic additional living space, ideal for entertaining or family gatherings.

### First Floor

The first-floor landing leads to three separate bedrooms, all tastefully finished and well-sized. The family bathroom completes this floor, featuring a modern suite with high-quality fittings, perfect for everyday use.

### Outside

The property enjoys a beautifully landscaped rear garden, predominantly laid to Indian slab stone paving and privately enclosed by fencing. The rear aspect benefits from a good degree of privacy, making it ideal for outdoor entertaining. To the front, a tandem driveway provides parking for at least two vehicles and leads to the single garage, which is equipped with power and lighting for added convenience. The property is situated on a sought-after residential development near Burton-on-Trent, offering excellent transport links, reputable schools, and access to local amenities.























Floor 0



Floor 1

**Approximate total area<sup>(1)</sup>**

76.88 m<sup>2</sup>

827.55 ft<sup>2</sup>

**Reduced headroom**

0.61 m<sup>2</sup>

6.58 ft<sup>2</sup>

(1) Excluding balconies and terraces

**Reduced headroom**

..... Below 1.5 m/5 ft

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) <b>A</b>		
(81-91) <b>B</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		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 