

Melbourne Avenue, Burton-on-Trent, Staffordshire, DEI5 0EN Asking Price £195,000



https://www.abodemidlands.co.uk



A beautifully presented three-bedroom mid-terraced home located in a popular residential area, offering spacious accommodation, a newly fitted kitchen, solar panels, and a generously sized landscaped garden. The property further benefits from ample off-street parking, making this an ideal family home. Viewing highly recommended.







Accommodation Ground Floor:

Upon entering through the front door, you are welcomed into the entrance hallway which leads to the spacious and inviting lounge diner. This wellproportioned room offers ample living space and natural light through dual-aspect windows overlooking both the front driveway and the rear garden. The recently installed kitchen is a real highlight, finished to a high standard with contemporary navy-blue cabinetry, integrated appliances, sleek countertops, under-cabinet lighting, and a pleasant view into the garden. The kitchen flows conveniently through an archway providing further space for appliances or prep, offering further storage and direct access to the rear garden, ideal for practical family living.

First Floor:

On the first floor, the property offers three wellproportioned bedrooms. The spacious master bedroom features extensive built-in wardrobes, a dedicated dressing area, and a large double-glazed window, creating a bright and airy space. The second bedroom is another generous double room with ample space for furniture and storage, while the third bedroom currently functions superbly as a home office, providing flexible accommodation options for families or those working from home. Completing the first floor is a modern family bathroom equipped with a luxurious corner bath, separate shower cubicle, and stylish tiling, complemented by a separate WC for added



convenience.

Outside:

To the front of the property, a substantial block-paved driveway provides excellent off-street parking for multiple vehicles. The rear garden is particularly impressive, beautifully landscaped and well-maintained, featuring an extensive lawn, mature shrubs, flower beds, raised vegetable patches, and a patio area perfect for outdoor



















dining and entertaining. Additionally, the property benefits from solar panels installed on the roof, enhancing energy efficiency and reducing utility costs, making this home an environmentally friendly choice.









ABODE

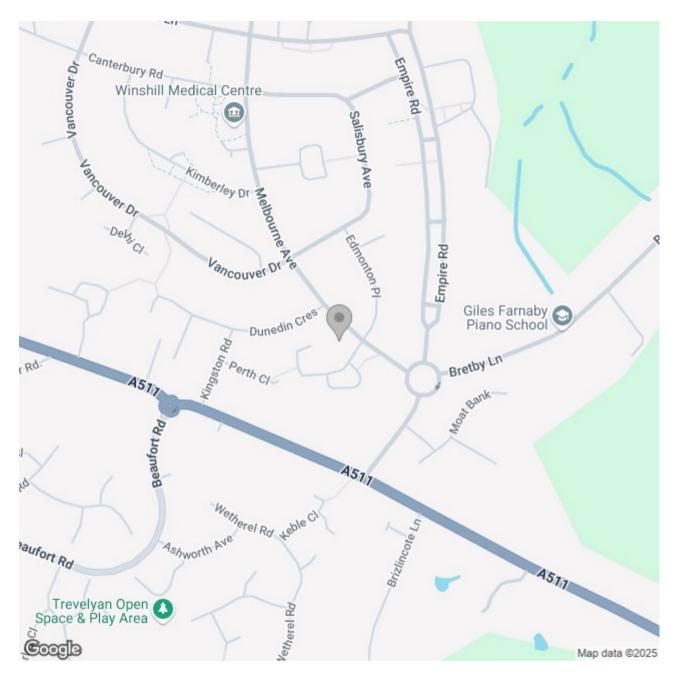




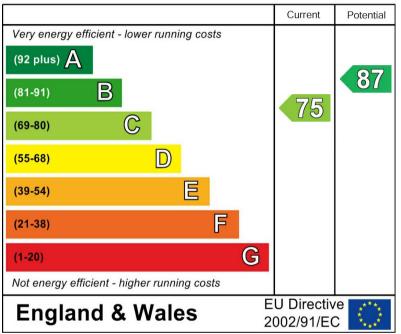








Energy Efficiency Rating





https://www.abodemidlands.co.ul

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.