







This deceptively spacious three-bedroom mid-terraced home is situated in the heart of Burton-on-Trent, offering well-proportioned accommodation ideal for families or first-time buyers. The property features two reception rooms, a well-appointed kitchen, a bright conservatory, a ground-floor bathroom, and three generously sized bedrooms upstairs. Outside, there is a long rear garden providing ample outdoor space. The home benefits from gas central heating and double glazing throughout.





## Accommodation

### Ground Floor

The property is entered via a front door into a hallway with doors leading off to the main reception rooms. At the front of the home is the sitting room, featuring a large bay window that allows plenty of natural light to flow in. Adjacent to this is a second reception room currently arranged as a family lounge and dining space, with an under-stairs storage area and access through to the kitchen. The galley-style kitchen is fitted with a range of matching base and wall units, work surfaces, integrated oven and gas hob, stainless steel sink and drainer, and space and plumbing for appliances. At the rear, a conservatory provides useful additional living space and access to the garden. Completing the ground floor is the family bathroom, which includes a panelled bath with shower over, wash hand basin with vanity storage, and low-level WC.

### First Floor

The landing provides access to three bedrooms. The master bedroom is a particularly spacious double room with ample space for wardrobes and bedroom furniture. The second bedroom is also a well-sized double with built-in overhead storage and wardrobe space. The third bedroom, located at the rear, is a generous single currently used as a home office and storage area, with a window overlooking the garden.

### Outside

To the rear of the property is a large, enclosed garden with a paved patio area leading to a good-sized lawn, offering potential for further landscaping



or outdoor entertaining. To the front, the property has a low walled frontage and is positioned along a residential street.

### Location

The property is conveniently positioned in central Burton-on-Trent, within easy walking distance of local amenities, schools, parks, and excellent transport links, including the railway station and major road networks such as the A38 and A511. This location offers practical living in a vibrant and well-connected area.























Floor 0



Floor 1

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

107.6 m<sup>2</sup>

1158 ft<sup>2</sup>

(1) Excluding balconies and terraces.

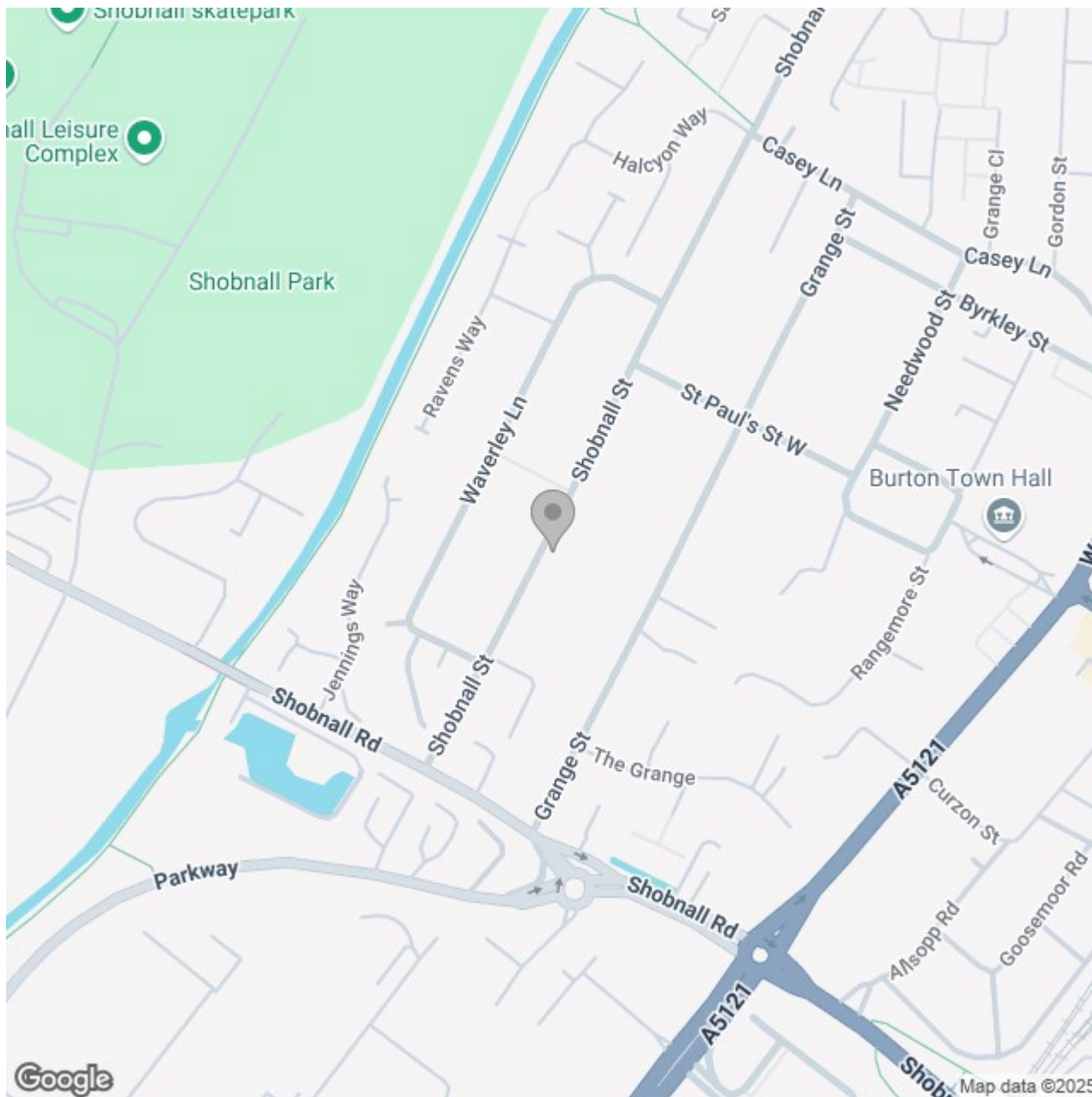
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>85</b>
(69-80) <b>C</b>	<b>67</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 