





This superbly appointed four-bedroom detached home is tucked away on a generous plot in a desirable cul-de-sac location, offering spacious and versatile living throughout. The property boasts a large kitchen diner with a garden room overlooking a beautifully landscaped rear garden, a spacious lounge with a feature fireplace, a separate dining room, and a well-fitted utility room. With four double bedrooms, including a master with en suite, a family bathroom, a ground floor WC, a double garage and extensive block-paved driveway, this home provides an ideal setting for family life.



Accommodation

Ground Floor

The property is entered through a double-glazed porch leading into a welcoming entrance hallway with travertine tiled flooring, stairs rising to the first floor, and doors off to the main reception areas. The living room is a spacious dual-aspect room with double-glazed windows to the side and rear elevations, a gas fireplace with timber surround and granite hearth, ceiling coving, and dado rails. To the front, the formal dining room is positioned within a charming bay windowed alcove and offers space for a large table and additional furniture. The impressive kitchen diner is fitted with an extensive range of wall and base units with granite preparation surfaces and inset sink, a Range-style cooker with extractor hood, integrated dishwasher, and space for American-style fridge freezer. The kitchen opens through to a bright dining and seating area within the garden room, where French doors open directly onto the patio and garden beyond. A separate utility room provides additional storage, worktops, sink, plumbing for appliances, and access to both the garden and the garage. A guest WC completes the ground floor accommodation.

First Floor

The galleried landing gives access to four well-proportioned bedrooms and the family bathroom. The master bedroom sits to the front of the property and benefits from built-in wardrobes and a modern en suite shower room. The second bedroom, also a generous double, overlooks the rear garden and includes fitted wardrobes. Bedrooms three and four are also comfortable



double rooms with garden views and space for bedroom or study furniture. The family bathroom features a tiled three-piece suite with a tiled bath and shower attachment, a pedestal wash hand basin, low-level WC, heated towel rail, and recessed spot lighting.

Outside

To the front of the property, a large block-paved driveway provides off-street parking for multiple vehicles and access to a double integral garage with twin up-and-over doors, there is a further outbuilding to the side of the property



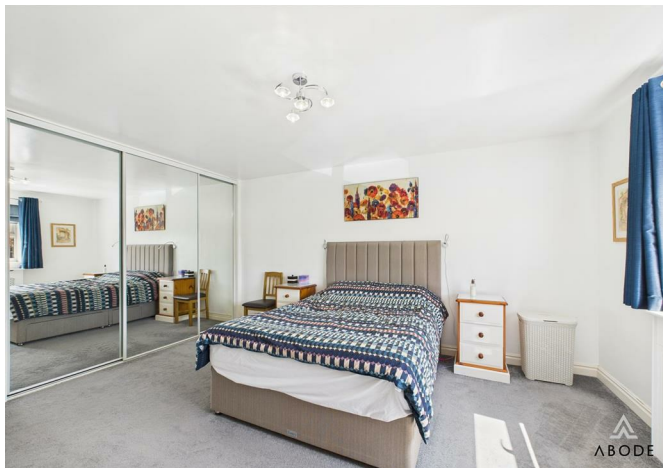




with power and lighting. The rear garden is a standout feature, offering a large flagstone patio for entertaining, gently tiered lawn areas bordered by mature planting, and a rock water feature flowing into a pond area. Steps lead to a second patio terrace and a timber garden arbour providing a peaceful seating spot beneath the trees. The garden enjoys a high degree of privacy with an established tree line and fenced boundaries. The property also boasts a watertight and alarmed outbuilding to the side of the property.

Location

Situated in a sought-after residential cul-de-sac, the property offers a quiet yet convenient setting with nearby access to a range of local amenities, schooling, and commuter routes. Burton-on-Trent town centre is just a short drive away, offering shops, supermarkets, leisure facilities and rail links, while major roads such as the A38 provide connections to Derby, Lichfield, and Birmingham.













Floor 0



Floor 1

Approximate total area⁽¹⁾

193.1 m²

2078 ft²

Reduced headroom

1.6 m²

17 ft²

(1) Excluding balconies and terraces

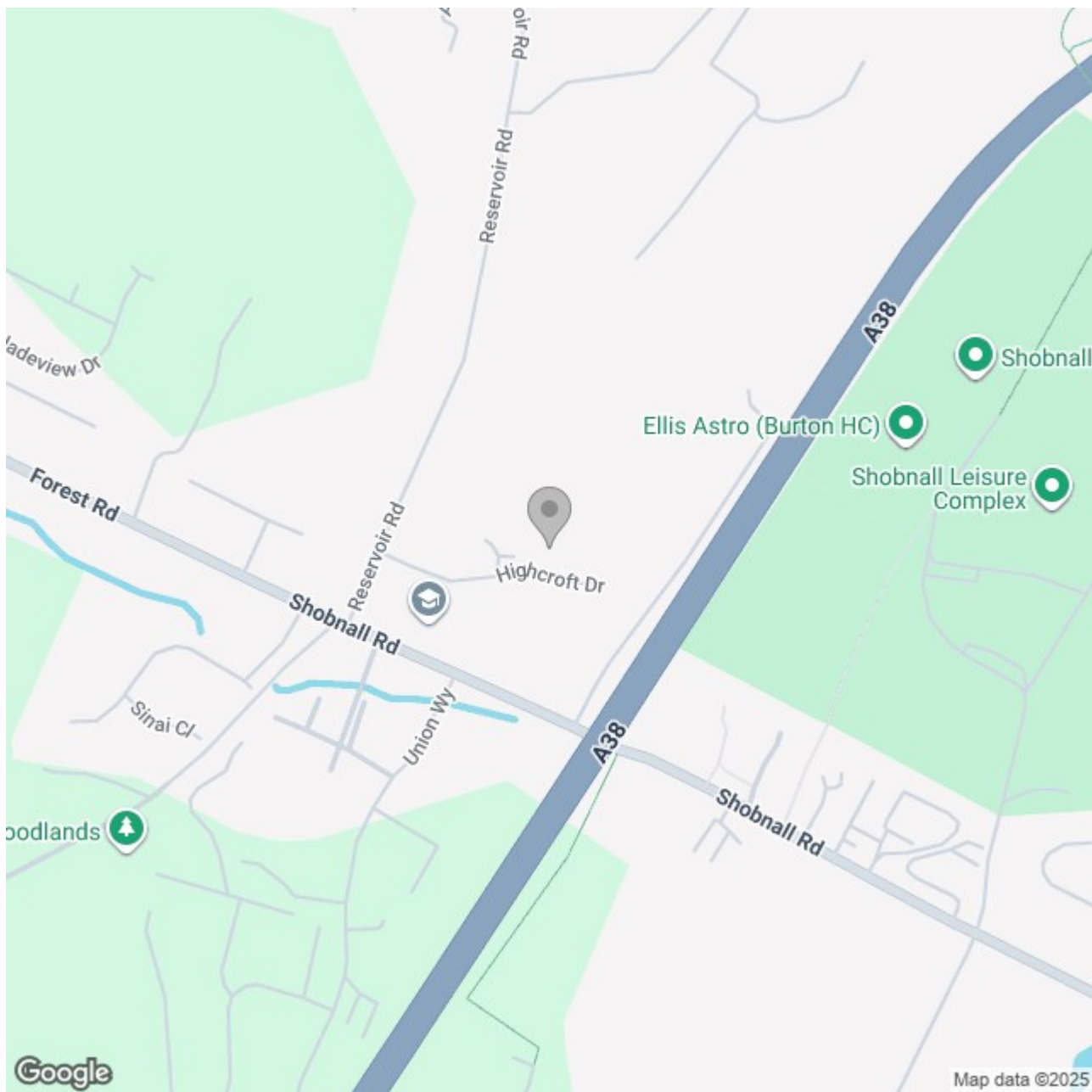
Reduced headroom

..... 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 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.

GIRAFFE360



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	