





A deceptively spacious three-bedroom mid-terraced home, ideal for first-time buyers or investors, located within easy reach of Burton town centre. This well-presented property offers a generous living room with feature media wall, a modern bathroom, three well-proportioned bedrooms, and a private rear garden complete with timber outbuildings, entertaining space, and a hot tub shelter. Viewing is highly recommended to appreciate the unique internal layout and well-maintained outdoor space.



Accommodation

Ground Floor

The property is entered via a modern composite front door into a bright and welcoming hallway, with access to a useful store that previously was a reception room. From here, a door leads into the spacious living room, which is a real focal point of the home, featuring a bespoke media wall, recessed lighting, and windows offering good natural light. To the rear, the galley-style kitchen is fitted with a range of wall and base units, a gas hob with extractor over, integrated oven, and space for white goods, all finished with tiled splash backs and a side-facing window. Beyond the kitchen is a rear hallway leading to the family bathroom, which comprises a modern three-piece suite with a panelled bath and electric shower over, wash hand basin with vanity unit, low-level WC, and full-height marble-effect tiling.

First Floor

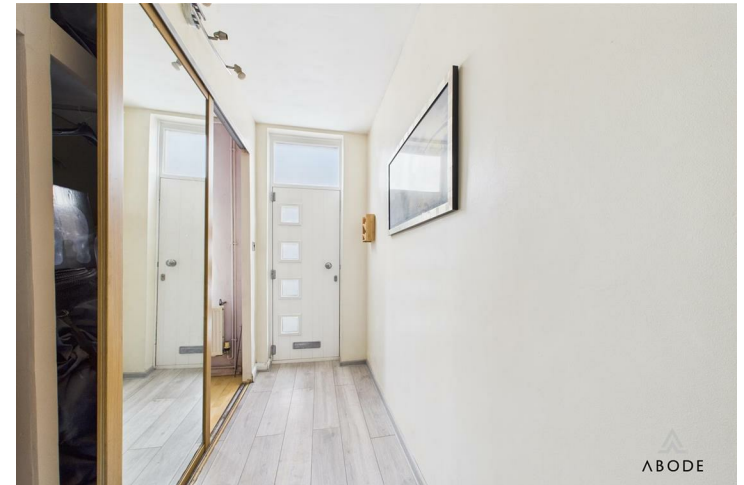
Stairs from the living room rise to the first-floor landing, giving access to three bedrooms. The principal bedroom spans the full width of the property and offers ample space for a double bed and further furniture. The second double bedroom is positioned centrally and also well-sized, while the third bedroom is ideal as a guest room, nursery, or home office, with a vaulted ceiling adding to its character.

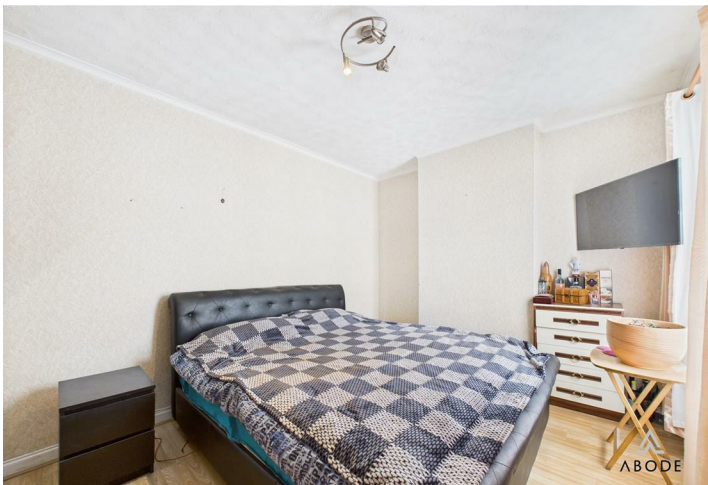
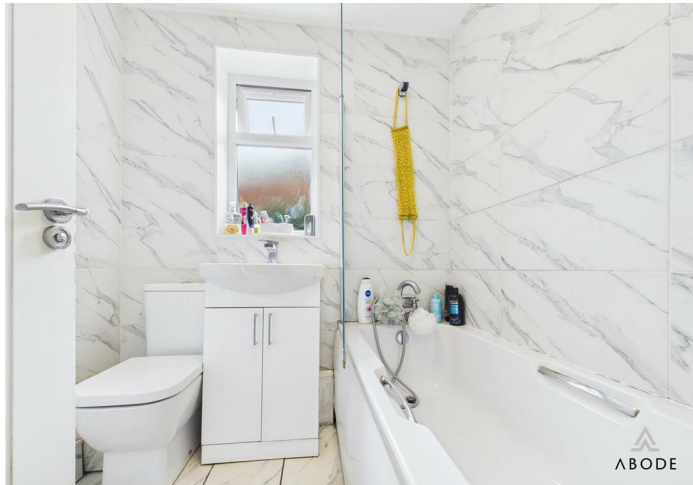
Outside

To the rear, the property boasts an impressively long garden, enclosed by timber fencing and accessed via a paved walkway. A timber-framed shelter currently

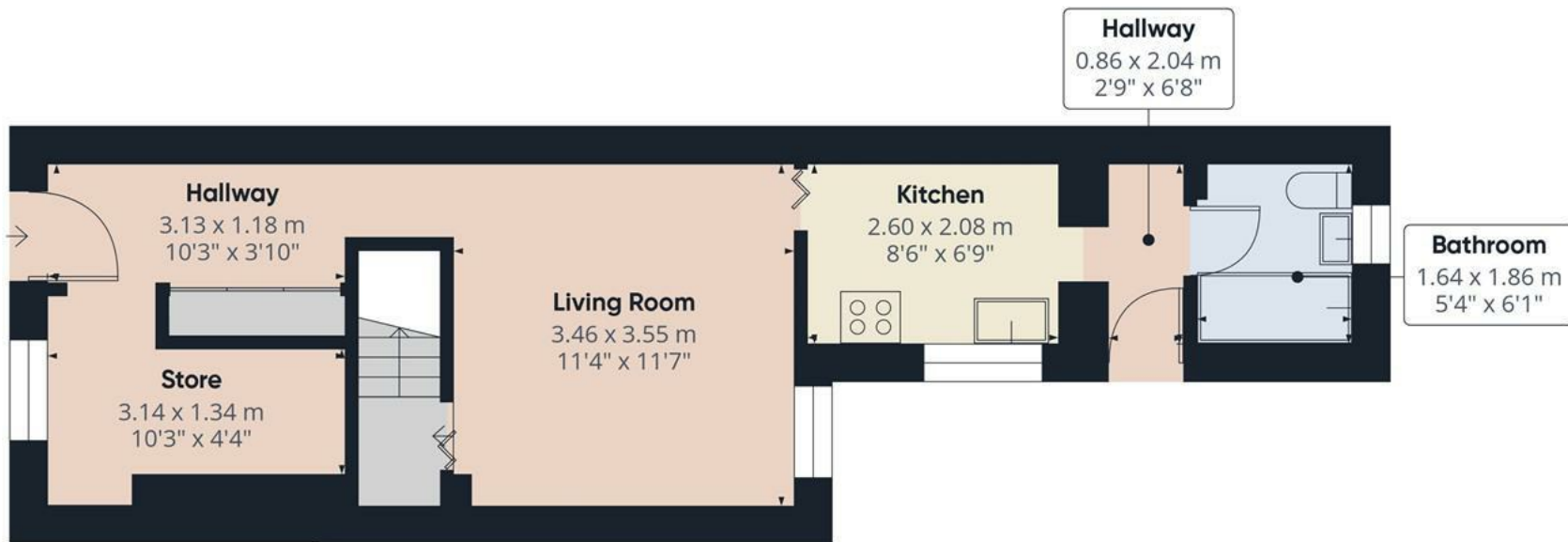


houses a hot tub and bar area, making this a brilliant space for entertaining or relaxing. Further along the garden is a separate timber shed providing additional storage. The garden offers scope for personalisation and includes a paved patio area and planting space. On-street parking is available to the front subject to availability.









Approximate total area⁽¹⁾

35.5 m²

382 ft²

(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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Approximate total area⁽¹⁾
38.8 m²
418 ft²

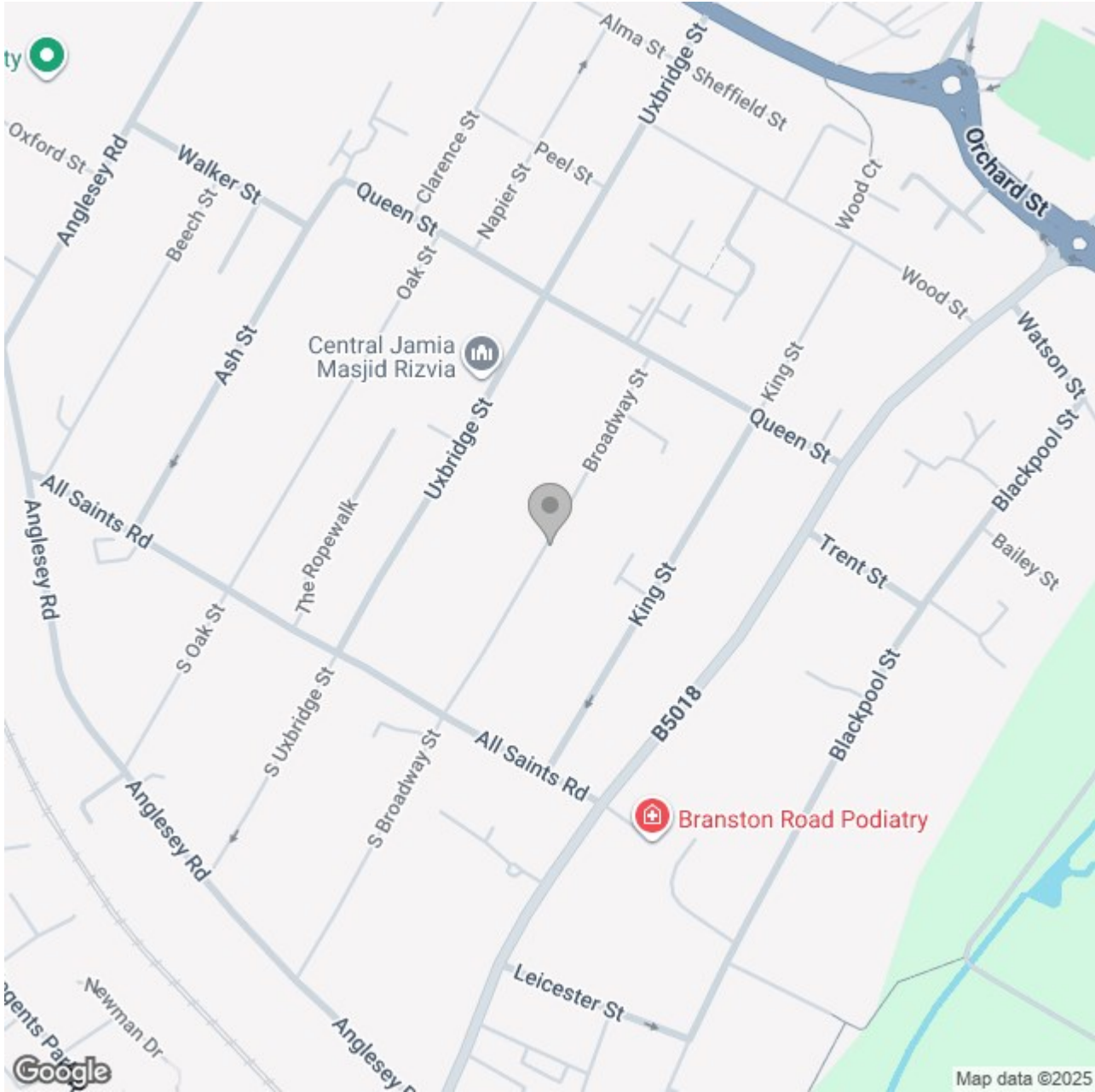
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Floor 1



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive 2002/91/EC