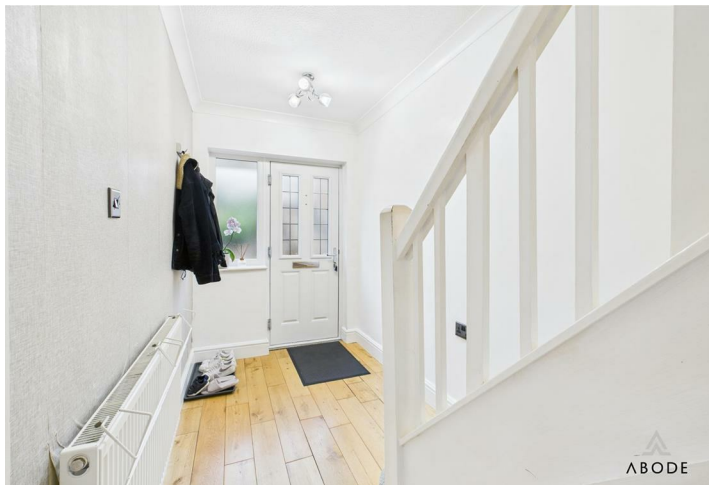






A well-presented three-bedroom semi-detached home situated in a popular residential area of Burton-on-Trent. The property offers spacious living accommodation with a bay-fronted living room, modern kitchen diner, and a good-sized rear garden, providing an ideal home for couples or young families. Viewing is highly recommended to appreciate the space and condition on offer.



Accommodation

Ground Floor

The property is entered via a composite front entrance door opening into a welcoming hallway, stairs rising to the first floor, and access to the main living areas.

To the front, the living room features a large bay window allowing natural light to fill the space, complemented by a central fireplace with decorative surround.

To the rear, the modern kitchen diner offers a range of matching wall and base units with worktops, tiled splashbacks, and integrated appliances including a double oven and gas hob with extractor over. There is space for further appliances, including a washing machine and fridge freezer. The dining area provides ample room for a family dining set, with French doors opening out onto the rear patio, creating an flow for entertaining and everyday living.

First Floor

The landing provides access to three well-proportioned bedrooms and the family bathroom. The master bedroom overlooks the rear garden and benefits from built-in wardrobes. Bedroom two is another good-sized double room with a bay window to the front elevation, while bedroom three is currently used as a home office.

The family bathroom is fitted with a modern three-piece suite comprising a shaped bath with shower



over and curved screen, wash hand basin, and low-level WC, complemented by tiled walls and flooring and a heated towel rail.

Outside

To the front, steps lead to the entrance with a low-maintenance garden and wrought iron boundary railings. Gated side access leads to the rear garden, which is a particular feature of the property — mainly laid to lawn with a paved patio seating area ideal for outdoor dining







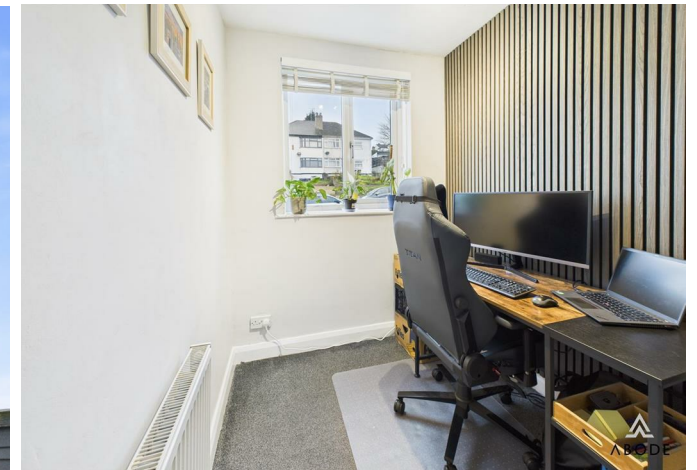
and entertaining, enclosed by timber fencing with planted borders.

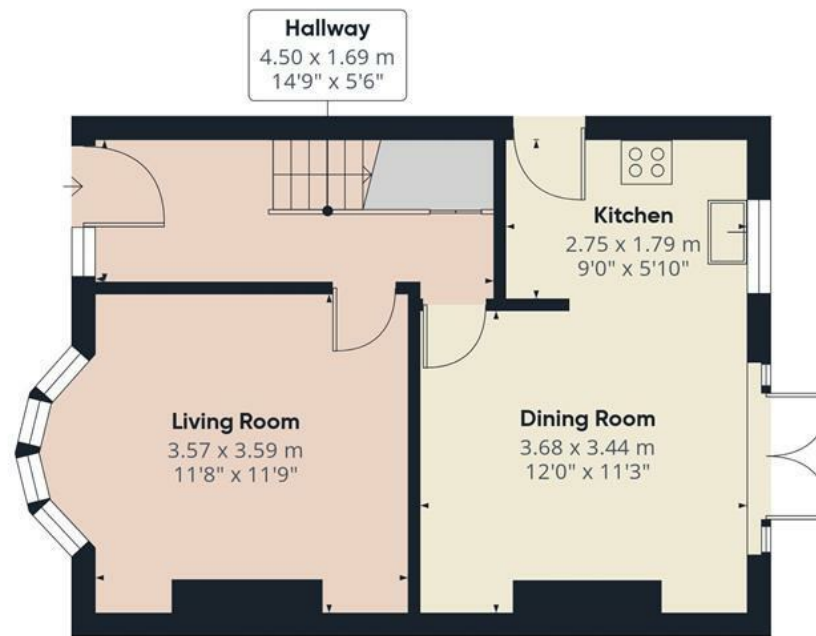
Location

The property is situated in a popular residential area of Burton-on-Trent, offering convenient access to local amenities including shops, schools, and public transport links. Burton town centre and the train station are within easy reach, while nearby A38 and A511 provide excellent connections to Derby, Lichfield, and surrounding areas.

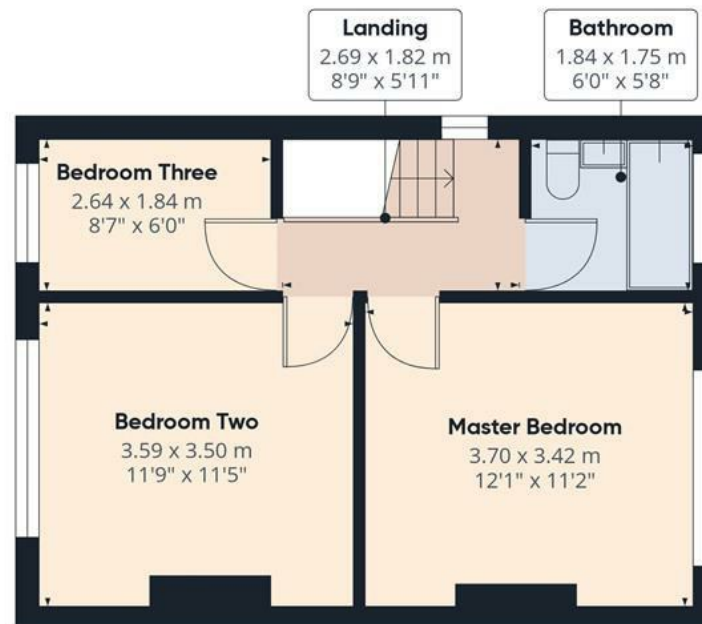








Floor 0



Floor 1



Approximate total area⁽¹⁾

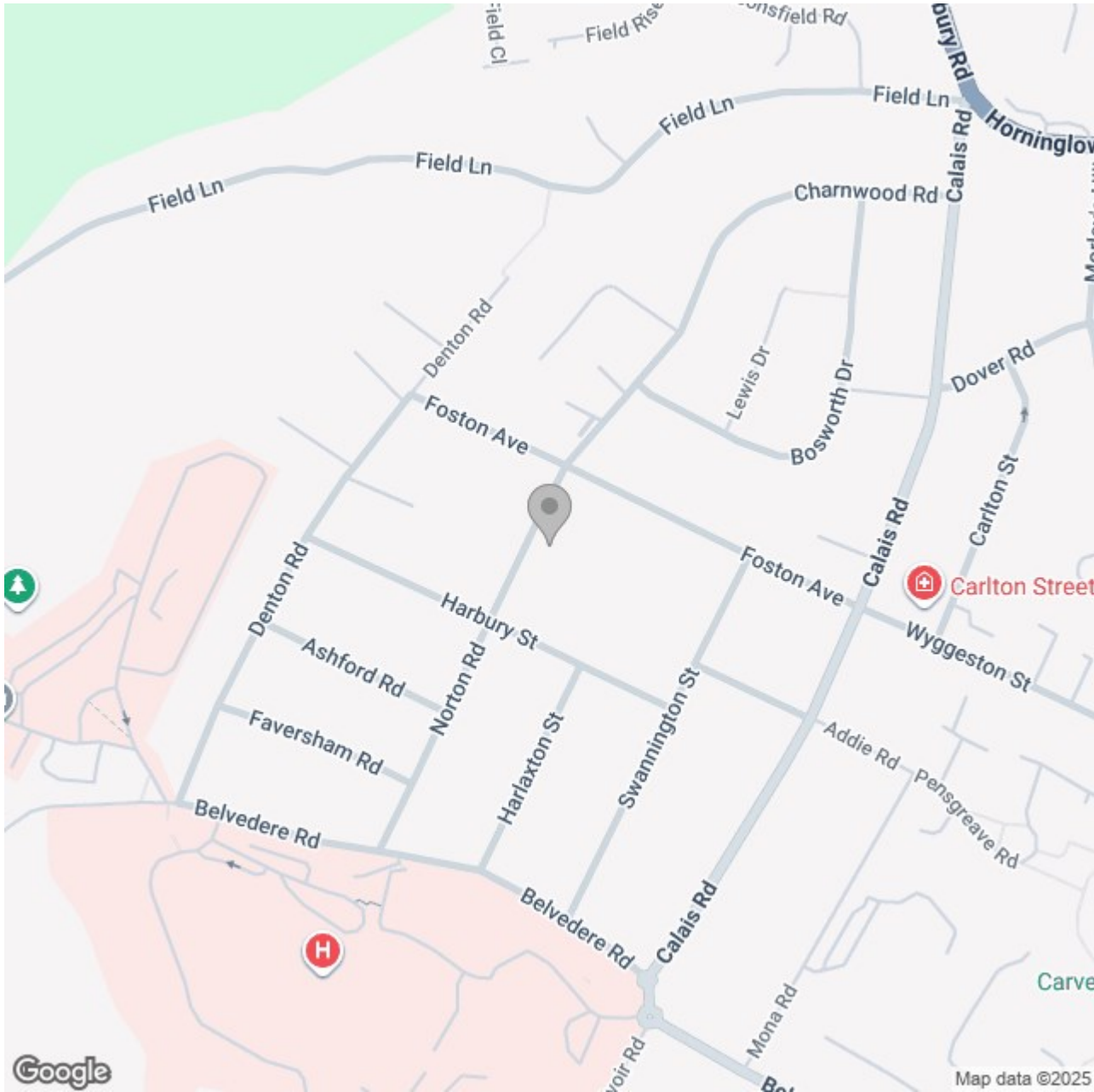
75 m²

806 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		88
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive
2002/91/EC