



£270,000

3 Bedroom Semi-Detached House for sale  
29 MONK ROAD, BURTON-ON-TRENT



**EweMove**  
SALES AND LETTINGS





## Overview

ENQUIRE VIA OUR EWEMOVE WEBSITE to view this stylish, Spacious, and Perfectly Situated - The Ideal First Family Home. Tucked away on a peaceful private road with sweeping open views to the front, this beautifully finished three-bedroom home is a true hidden gem. Ideal for young couples, families, or downsizers.



## Key Features

- Private Road - No Through Access
- Open outlook to the front aspect
- Spacious kitchen-diner with French doors to the garden
- Modern En-suite and family bathroom
- Two double bedrooms
- Bedroom 3 currently fitted as a dressing room
- Generous driveway
- Landscaped rear garden with patio areas and artificial lawn
- Located close to great schools, shops & transport links
- Chain Free

















Tucked away on a peaceful private road with sweeping open views to the front, this beautifully finished three-bedroom home is a true hidden gem. Ideal for young couples, families, or downsizers.

From the moment you arrive, the home's charming kerb appeal sets the tone. A neat front lawn and generously sized private driveway welcome you in, while inside, a bright and cozy living room invites you to relax and take in the picturesque views.

The heart of the home is the contemporary kitchen-diner - a stylish, sociable space that's perfect for everything from quiet breakfasts to lively dinner parties. Fully equipped with integrated appliances including an eye-level electric oven, gas hob, fridge/freezer, washing machine, and slimline dishwasher. French doors open out onto a beautifully landscaped, low-maintenance garden - complete with a modern patio and artificial lawn - offering the perfect spot for outdoor entertaining or peaceful evenings under the stars.



Upstairs, you'll find three generously sized bedrooms. The master suite features built-in wardrobes and its own sleek en-suite shower room, while the second double bedroom is filled with natural light. The third bedroom is currently styled as a chic dressing room, but easily adapts to your needs - whether that's a nursery, home office, or guest space. A fresh, modern family bathroom completes the first floor.

This property effortlessly blends modern style with everyday comfort - all in a sought-after location boasting excellent schools and fantastic transport links.

We are required by law to comply fully with The Money Laundering Regulations Act 2017 and as such need to complete AML ID verification and proof / source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use Movebutler to complete the necessary checks,



this is not a credit check and therefore will have no effect on your credit history. A non-refundable compliance fee of £30.00 inc. VAT per buyer / donor will be required to be paid in advance when an offer is agreed and prior to a sales memorandum being issued.

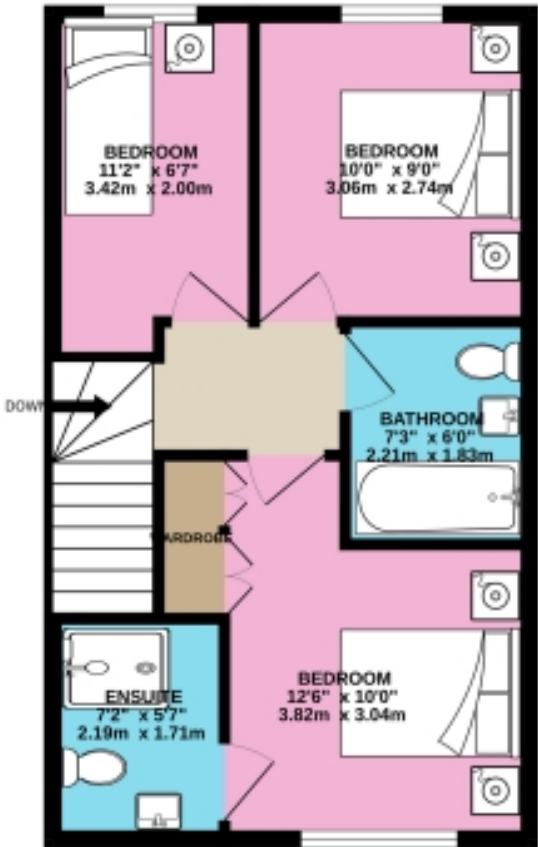


# Floorplans

GROUND FLOOR  
419 sq.ft. (38.9 sq.m.) approx.



1ST FLOOR  
419 sq.ft. (38.9 sq.m.) approx.

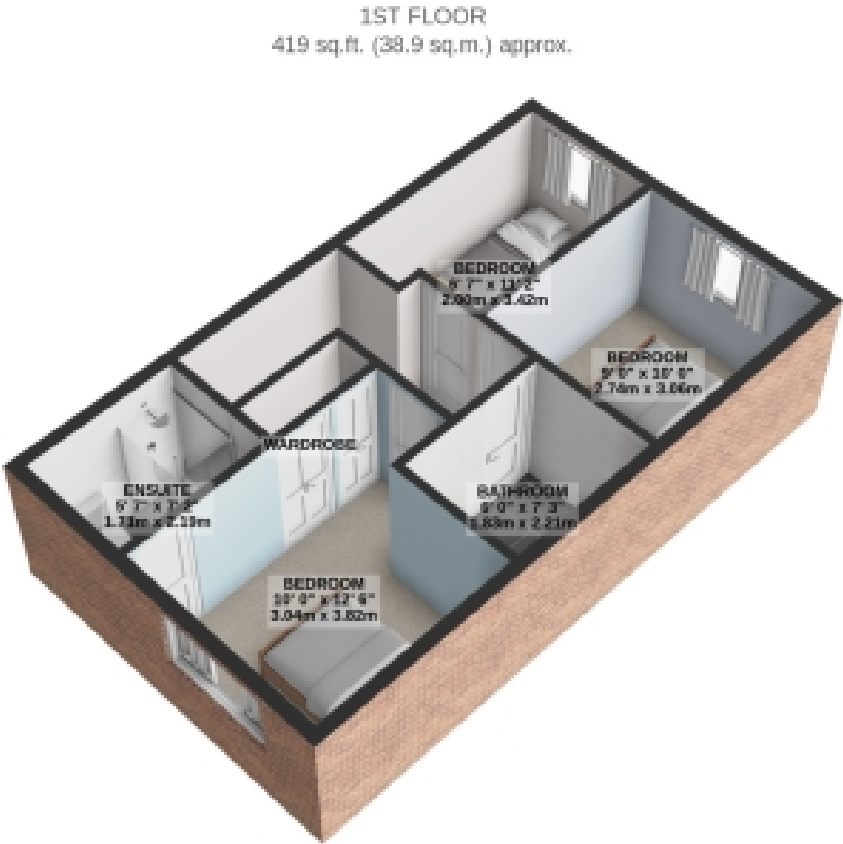


TOTAL FLOOR AREA : 838 sq.ft. (77.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.  
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Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Marketed by EweMove Barton-under-Needwood

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