



For Sale

20 Abbot Road, Burton-on-Trent

£280,000

 **3**

 **2**

 **1**

BEAUTIFULLY PRESENTED THREE STOREY THREE BEDROOM SEMI-DETACHED HOUSE OFFERED WITH NO UPWARD CHAIN IN THE SOUGHT AFTER VILLAGE OF BRANSTON.

Welcome to this immaculate, modern three-story home, located in the highly sought-after development by Taylor Wimpey Homes. This semi-detached property, built in 2021, is offered with no upward chain, making for a smooth and straightforward move.

As you step inside, a welcoming reception hall with a convenient storage cupboard leads you into the heart of the home. The ground floor features a bright, open-plan kitchen diner equipped with integrated appliances and a guest cloakroom. The cozy lounge is perfect for relaxing, complete with a feature fireplace and French doors that open directly onto the private rear garden.

Up on the first floor, you'll find two well-proportioned bedrooms and a stylish, contemporary family bathroom. A second staircase takes you to the top floor, which is entirely dedicated to the impressive master suite, complete with its own private ensuite shower room.

Outside, the property boasts a block-paved driveway and a single garage for secure parking and additional storage. The private rear garden offers a lovely space for outdoor living and entertaining.

This home is a fantastic opportunity to live in a modern, well-designed property within a thriving and popular community

This beautiful home is located in the charming village of Branston, near Tatenhill. Situated in the

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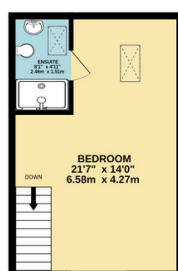
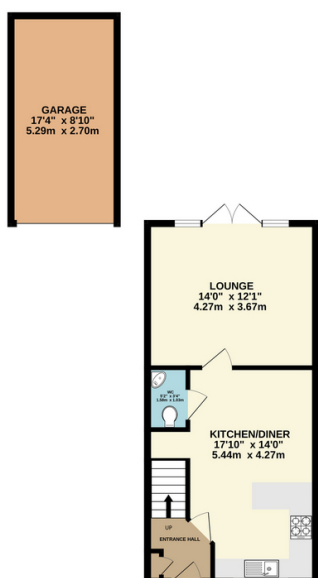
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GROUND FLOOR
573 sq ft (53.2 sq m) approx.

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

2ND FLOOR
303 sq ft (28.1 sq m) approx.



- NO UPWARD CHAIN
- THREE STOREY THREE BEDROOM SEMI-DETACHED HOUSE
- OPEN PLAN KITCHEN/DINER
- THREE GOOD SIZED BEDROOMS
- ENSUITE TO MASTER & FAMILY BATHROOM
- PRIVATE REAR GARDEN
- DRIVEWAY & GARAGE
- EPC RATING B

TOTAL FLOOR AREA : 1295 sq ft (120.3 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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