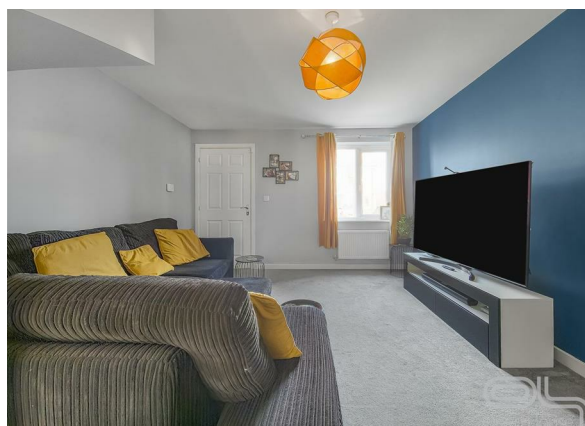
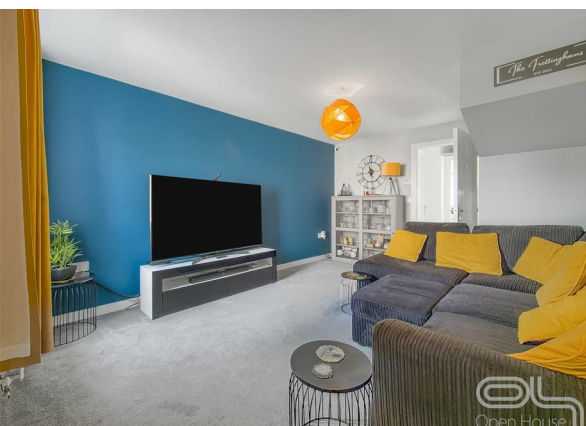


Upton Drive, Burton-On-Trent, DE14 2FG

£220,000

Council Tax Band: C



A beautifully presented three-bedroom home situated in the highly sought-after area of Stretton. The property occupies a landscaped plot on a quiet development with an established community away from the main road, but near to a range of amenities, and just a 2-minute drive from the A38, with easy access to the M1. Just up the road is the Stretton Precinct where you will find a pharmacy, Birds Bakery, Morrisons Daily, hairdressers, Chinese takeaway, Indian takeaway, card shop, as well as a nearby vets and large Cooperative Store. The home is also in the catchment area for a range of popular primary and secondary schools.

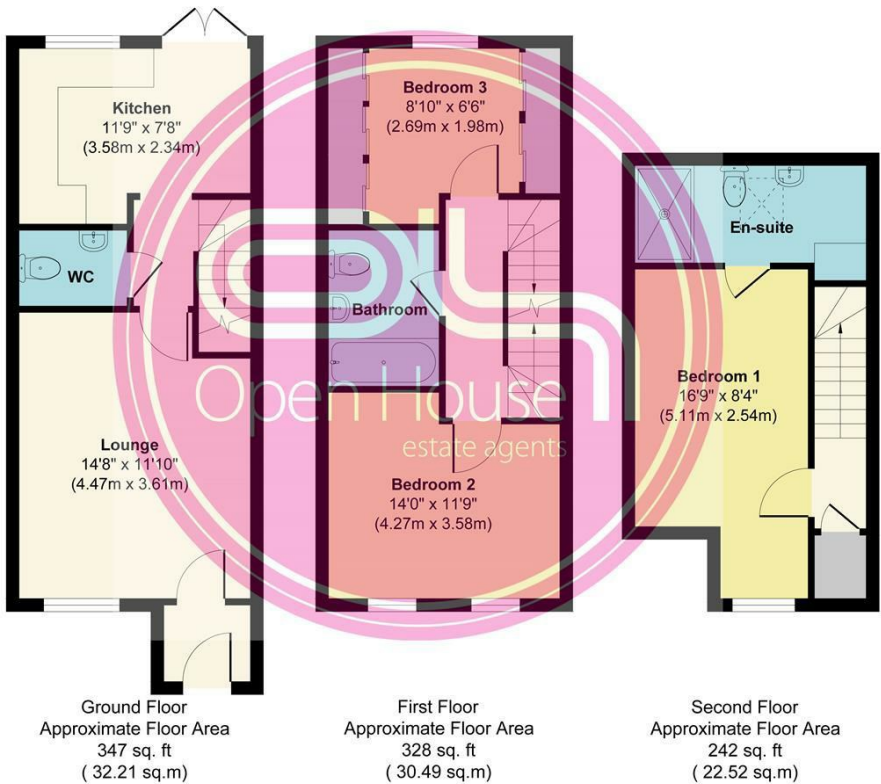
At the front, the property features side-by-side allocated parking spaces, accommodating multiple vehicles. Inside, the ground floor boasts a spacious lounge, a modern kitchen with ample storage and integrated appliances, and a convenient downstairs W/C.

Moving upstairs, the first floor comprises two well-proportioned bedrooms and a family bathroom. The top floor is dedicated to the impressive master bedroom, which benefits from its own private en-suite.

To the rear, the enclosed garden includes an artificial lawn and a slabbed patio seating area, making it an ideal low-maintenance outdoor space.

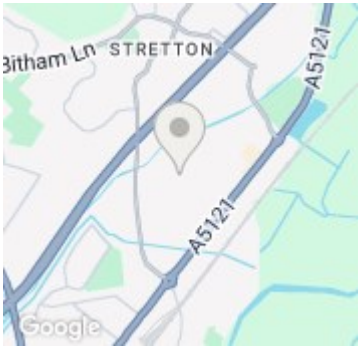


Open House Burton & Swadlincote



Approx. Gross Internal Floor Area 917 sq. ft / 85.22 sq. m

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		96
(81-91) B	84	
(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	