



High Bank Road, Burton-On-Trent, DE15  
0HU

Offers Over £180,000





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**Offers Over £180,000**

Occupying a generous and well-tended plot in a sought-after location, this stunning two-bedroom home offers space, style and practicality in abundance. Ideal for couples, small families or professionals, the property boasts beautifully upgraded interiors, a large front garden and a rear gated courtyard.

Conveniently located for schools, shops and commuter routes, and offered with motivated sellers, early viewings are strongly recommended.

### Ground Floor

#### Entrance Hall

Step into a bright and inviting hallway with a stone archway, high ceilings, wood-effect flooring and tasteful décor. A staircase rises to the first floor, with access to both reception rooms.

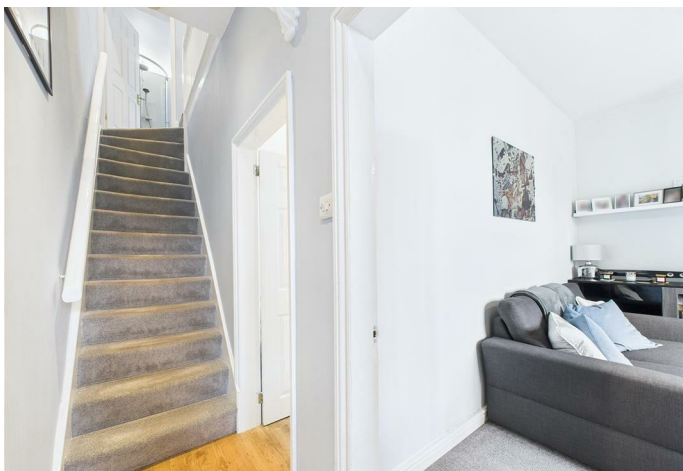
#### Lounge

A light-filled reception room positioned at the front of the home, featuring an especially large bay window and a striking feature fireplace with a decorative surround. Plush carpets and neutral tones add to the sense of comfort and space.

#### Dining Room

The separate dining room is ideal for hosting or family meals, with room for a table and soft seating. Overlooking the rear courtyard, this versatile space adds to the property's overall functionality.

#### Kitchen



The kitchen has been smartly fitted with white shaker-style units, contrasting wood-effect worktops and tiled splashbacks. Integrated appliances, under-counter spaces, and ample storage options ensure both practicality and style. The space also has a door leading to the rear court yard and parking area.

#### Utility Room

Adjoining the kitchen is a dedicated utility area complete with an additional sink, fitted worksurfaces, space for a washer and dryer, and housing the combi boiler. A rear window ass natural light.

#### Guest WC

Accessed via the utility, the cloakroom is modern and well presented with a tiled floor, WC and wash basin set against a feature tiled splashback.

#### First Floor

##### Landing

A bright and open landing area with a feature balustrade in-keeping with the traditional feel of the home. There is neutral carpeting and crisp décor, offering access to both bedrooms and the bathroom.

##### Bedroom One

This generous double bedroom spans the full width of the property at the front, and includes a full wall of sleek wardrobes. A large window allows for plenty of natural light, creating a calm and restful space.

##### Bedroom Two

A further good-sized double room overlooking the rear, also beautifully presented with soft carpets and modern décor – ideal for a guest room, child's bedroom, or a home office.

#### Bathroom

A real standout feature, the bathroom has been superbly refitted to include a luxurious freestanding slipper-style bath with floor-mounted mixer tap, a separate glass-enclosed rainfall shower, wash basin with vanity storage, and WC. Elegant tiling, shelving, and under-eaves detailing complete this boutique-style suite.

#### Outside

##### Front Garden

Set back from the road, the property enjoys a mature front garden with manicured lawn, shrubs, and a pathway bordered by decorative hedging. The plot size provides a real sense of kerb appeal.

##### Rear Courtyard

A cosy and well-tended courtyard offers a private space to relax or dine outdoors, complete with climbing greenery, planters and access to the rear.

##### Additional Information

Council Tax Band: A

Local Authority Area: East Staffordshire

Tenure: Freehold

Services: All mains services are believed to be connected

We wish to clarify that these particulars should not be relied upon as a statement or representation of fact and do not constitute any part of an offer or contract. Buyers should satisfy themselves through inspection or other means regarding the correctness of the statements contained herein.

Please note that we have not tested or verified the condition of the services connected to the property, including mains gas, electricity, water or drainage







systems. Similarly, we cannot confirm the working order or efficiency of any appliances, heating systems, or electrical installations that may be included in the sale. Prospective purchasers are therefore advised to carry out their own independent investigations and surveys before entering into a legally binding agreement.

**\*\*Money Laundering Regulations 2003:\*\***

In accordance with the Money Laundering Regulations 2003, we are obligated to verify your identification before accepting any offers.

**\*\*Floorplans:\*\***

We take pride in providing floorplans for all our property particulars, which serve as a guide to layout. Please note that all dimensions are approximate and should not be scaled.

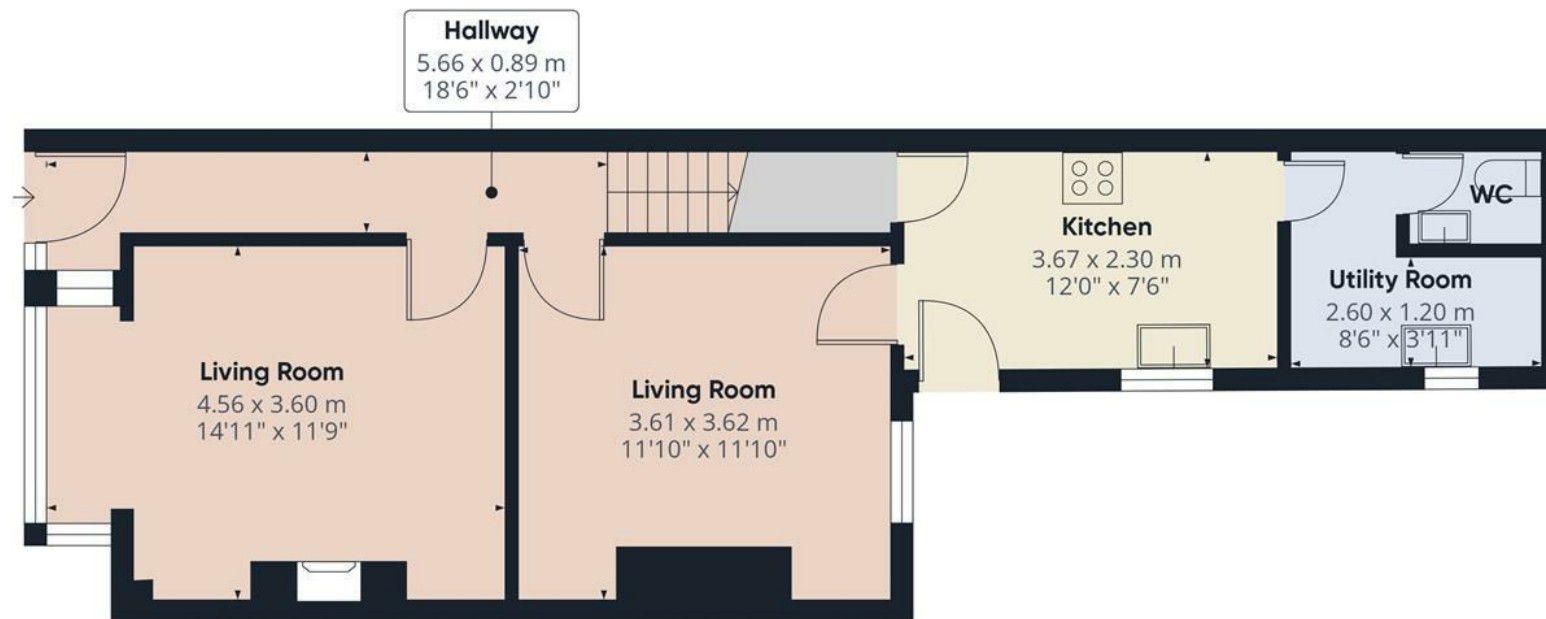












Floor 0



Floor 1

Approximate total area<sup>(1)</sup>

89 m<sup>2</sup>


957 ft<sup>2</sup>

(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.

GIRAFFE360

ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	<div>54</div>	<div>83</div>
(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 

LOCAL AUTHORITY  
East Staffordshire

TENURE  
Freehold

COUNCIL TAX BAND  
A

VIEWINGS  
By prior appointment only

PROPERTY SUMMARY

- Period Style Features
- Two spacious double bedrooms
- Stylish four-piece bathroom with feature freestanding tub
- Generous lounge with bay window and fireplace
- Separate dining room overlooking greenery
- Modern kitchen with adjoining utility room
- Ground floor guest WC
- Large front garden and private rear courtyard
- Freehold | Council Tax Band A



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