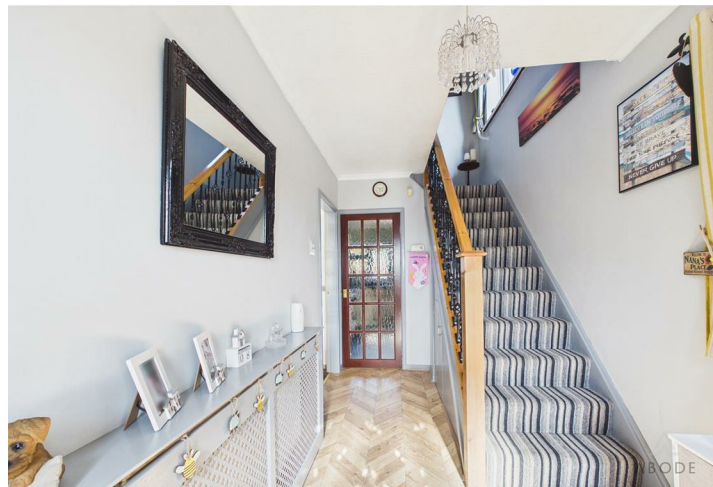






Situated on Lower Outwoods Road, this detached family home occupies a generous plot and offers well-proportioned accommodation throughout. The property benefits from a spacious open-plan lounge diner, fitted kitchen, three bedrooms, and a modern shower room, together with a substantial rear garden, garage, and additional outbuildings. This is a well-balanced home in a popular and established residential location.



Accommodation

Ground Floor

The accommodation leads through a front entrance door into a welcoming entrance hallway, with stairs rising to the first floor and doors leading off.

The lounge diner is a standout feature of the home, extending the full depth of the property and providing clearly defined living and dining areas. The living area benefits from a front-facing window and feature fireplace, while the dining space comfortably accommodates a family dining table and enjoys direct access to the rear garden, creating an ideal space for both everyday living and entertaining.

The kitchen is fitted with a range of wall and base units with work surfaces over, incorporating a gas hob with extractor above and oven below, inset sink and drainer, and space for further appliances. A door leads out to the rear garden.

First Floor

The first-floor landing provides access to three bedrooms and the shower room.

The main bedroom is a well-proportioned double room positioned to the front elevation. The second bedroom is also a generous double overlooking the rear garden, while the third bedroom offers a versatile space suitable for use as a single bedroom, nursery, or home office.



The shower room is fitted with a three-piece suite comprising a shower enclosure, wash hand basin, and WC, finished with tiled walls and flooring.

Outside

To the front, the property offers a driveway providing off-street parking, with access leading down the side.

The rear garden is a particularly notable feature, being of a substantial size and thoughtfully arranged with a







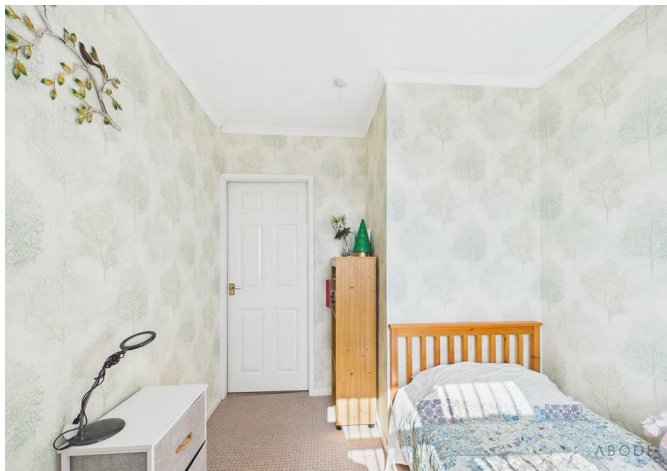
combination of lawn, gravelled areas, and patio seating spaces. The garden includes a variety of planted borders, mature shrubs, and decorative features throughout.

In addition, there is a garage, greenhouse, and further outbuildings, providing excellent storage and versatility for a range of uses.

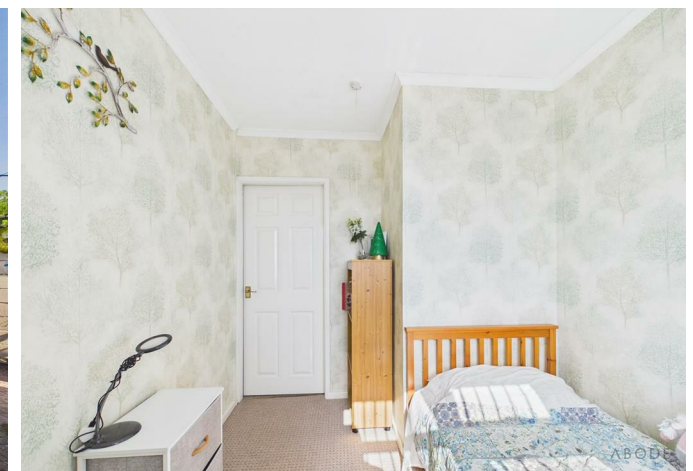
Location

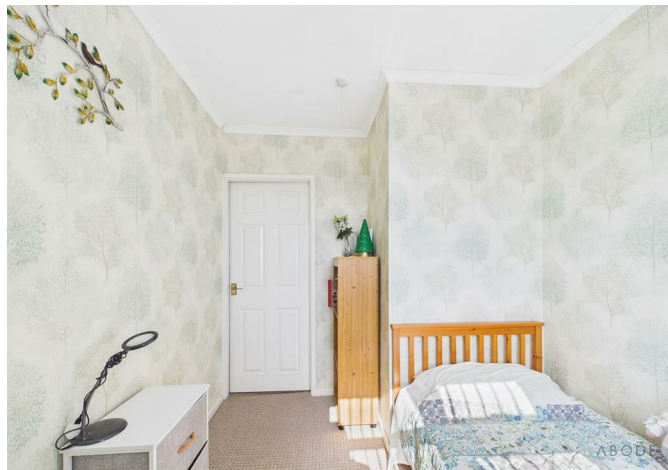
Lower Outwoods Road is a well-established residential location, positioned conveniently for local amenities and transport links. The property is within close proximity to Burton town centre and is particularly well placed for access to Queen's Hospital. The nearby A38 provides links to Lichfield, Derby, and the wider road network, making it suitable for commuters.

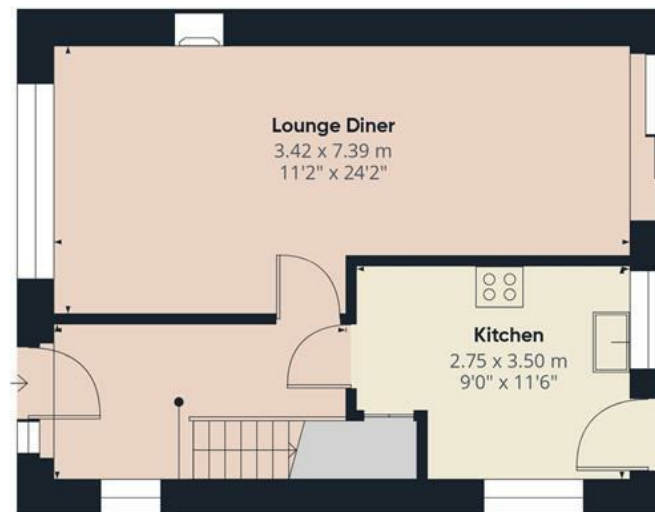






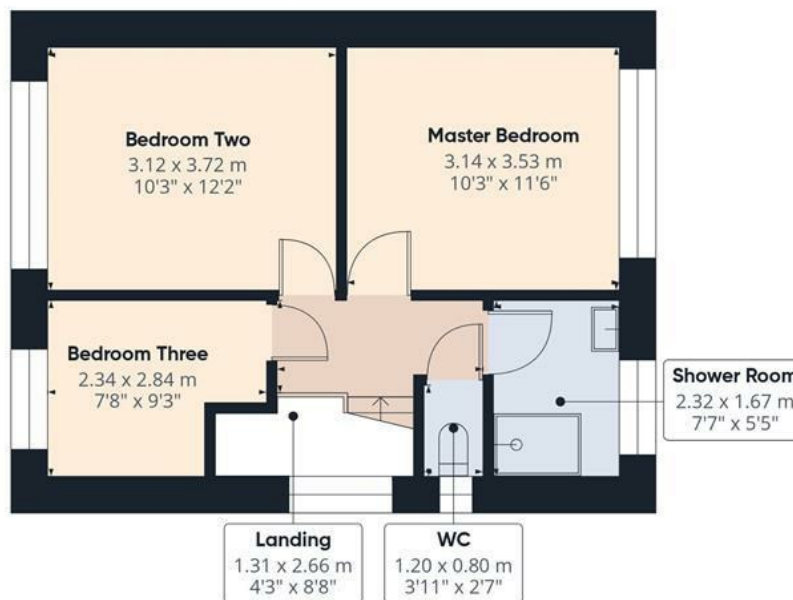






Hallway
2.04 x 3.74 m
6'8" x 12'3"

Floor 0



Landing
1.31 x 2.66 m
4'3" x 8'8"

WC
1.20 x 0.80 m
3'11" x 2'7"

Shower Room
2.32 x 1.67 m
7'7" x 5'5"

Floor 1

Approximate total area⁽¹⁾

78.8 m²

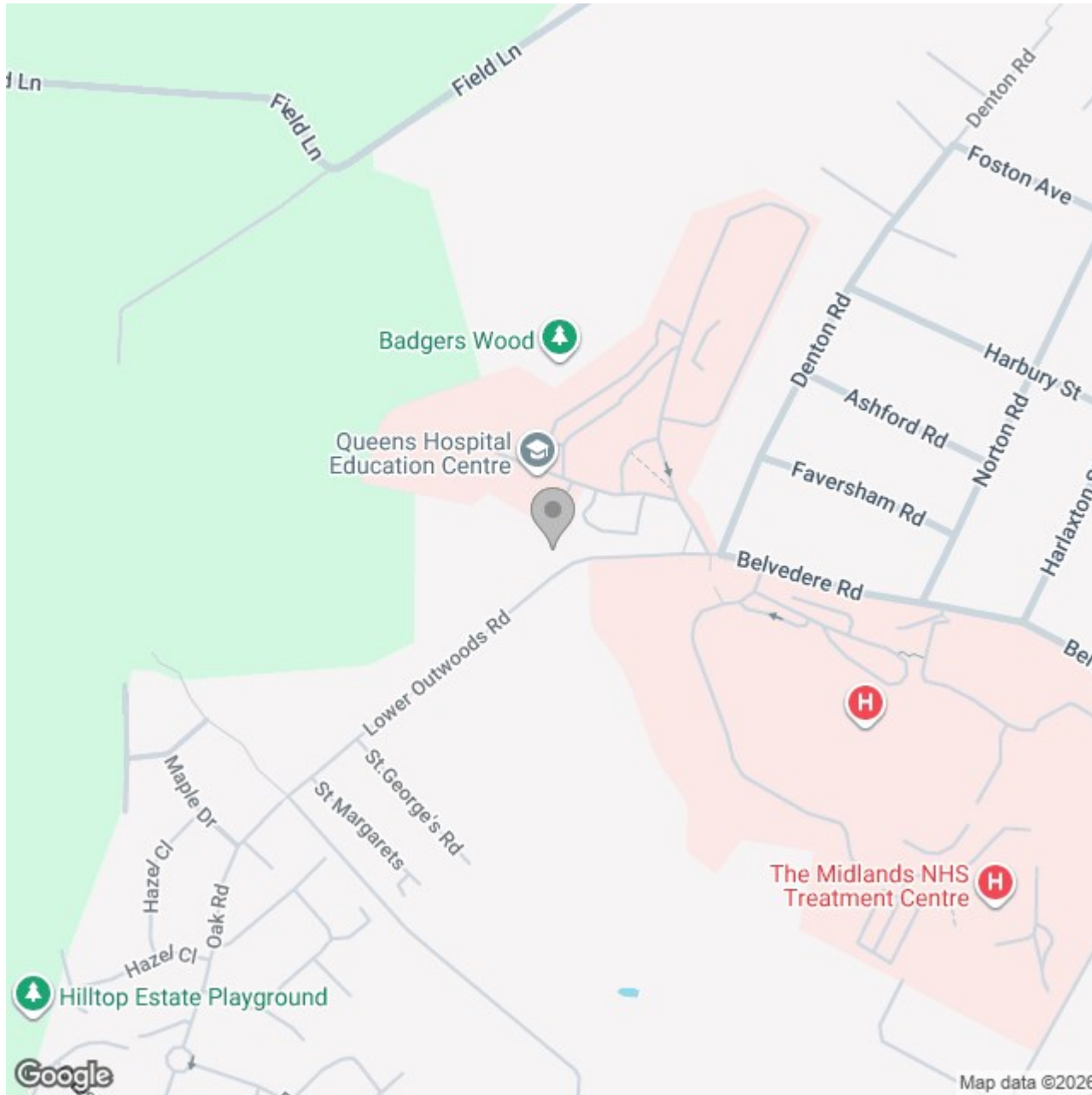
850 ft²

(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.

GIRAFFE360





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(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 	