





Abode are proud to present this modern, detached family home, situated on an enviable plot within a sought-after development on the outskirts of Burton-on-Trent. This immaculately presented property offers convenient access to nearby transportation links, including the A511, A38, A50, and A51, connecting you to major road networks.

The home benefits from uPVC double glazing and central heating throughout, ensuring comfort and efficiency. The ground floor features an inviting entrance hall leading to a spacious living room with dual aspect windows, providing plenty of natural light. The heart of the home is the contemporary open-plan kitchen/diner, complete with Amtico flooring, integrated appliances (oven, hob, fridge, freezer, and dishwasher), and French doors that create a seamless flow to the enclosed garden and garage. A separate utility room and a luxurious half-tiled W/C, located in the entrance hall, complete the ground floor.

Upstairs, you will find a three-piece family bathroom and four well-proportioned bedrooms. The master bedroom boasts a modern ensuite shower room with a double shower enclosure, making this property the ideal family home.



## Hallway

With a composite frosted front entry door leading into, staircase rising to the first floor landing, utilities cupboard housing the fibre router connection and consumer unit, smoke alarm, thermostat, telephone point, internal doors leading to:

## Cloaks/WC

With tiling to to lower half, low-level WC with continental flush, pedestal wash hand basin with mixer tap, central heating radiator, spotlighting to ceiling and extractor fan.

## Lounge

Featuring a double glazed bay window to the side elevation and two further double glazed units to side and front elevations, two central heating radiators, TV aerial point and ethernet ports.

## Kitchen/Diner

The heart of the home is the contemporary open-plan kitchen/diner, boasting Amtico flooring throughout. This modern kitchen is equipped with integrated appliances, including an oven, hob, fridge, freezer, and dishwasher. French doors in the dining area provide a seamless flow to the enclosed garden, perfect for indoor-outdoor living.

## Utility Room

With a double glazed composite rear entry door, matching base and eye level storage cupboards with drop edge preparation work surfaces, stainless steel sink with mixer tap, plumbing space for under counter white goods, in housing is the central heating gas boiler, central heating radiator, carbon monoxide detector, extractor fan and a useful under stairs utilities storage cupboard.



## Bedroom One

With x2UPVC double glazed windows to front and side elevations, built-in wardrobes comprising of hanging rails and shelving, TV aerial point and thermostat, internal door leading to:







### En-suite

With a UPVC double glazed glass window to the side elevation, featuring a three-piece shower room suite comprising of low level WC, pedestal wash hand basin with mixer tap, double shower cubicle with sliding glass screen and complementary tiling to wall coverings, central heating radiator, shaving point and extractor fan.

### Bedroom Two

With a UPVC double glazed window to the front elevation and central heating radiator.

### Bedroom Three

With a UPVC double glazed window to the side elevation and central heating radiator.

### Bedroom Four

With a UPVC double glazed window to the front elevation, central heating radiator and a useful over stairs storage cupboard.

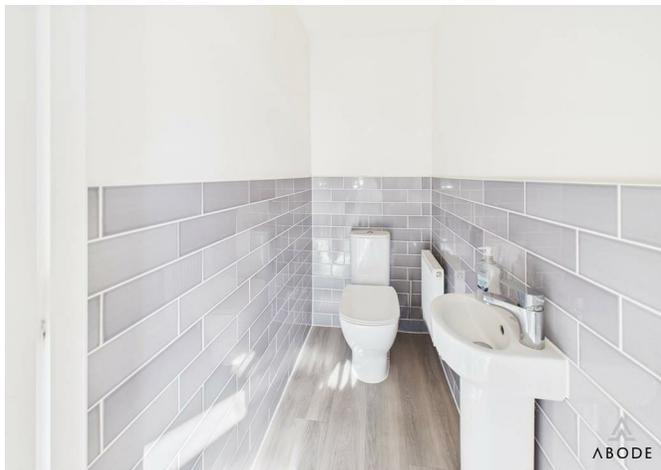


### Family Bathroom

With a UPVC double glazed frosted glass window to the rear elevation, featuring a three-piece bathroom suite comprising of low level WC, pedestal wash hand basin with mixer tap, panelled bath unit with mixer tap and tiling surrounding, heated towel radiator and extractor fan.

### Outside

Externally, the property captivates with a charming front garden featuring laurel bushes, a shaped brick border with upgraded grey and white stones, and off-road parking for up to three vehicles. The garage, enhanced by additional spotlights above the door, adds to the curb appeal. At the rear, a South-facing, low-maintenance garden offers a perfect blend of lawn and patio, framed by a shaped brick border with white stones, creating an ideal space for entertaining.

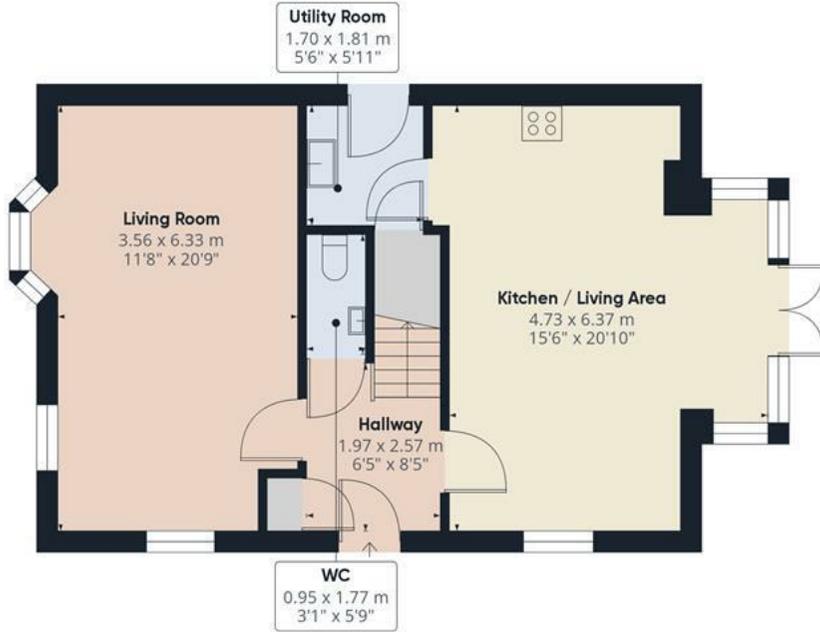




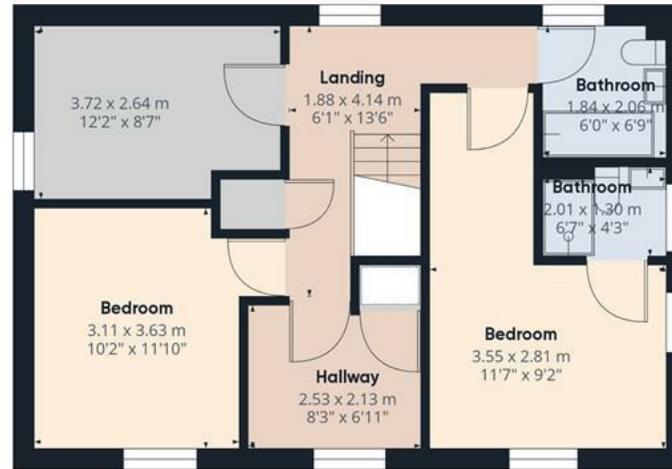








Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2



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

132.65 m<sup>2</sup>

1427.83 ft<sup>2</sup>

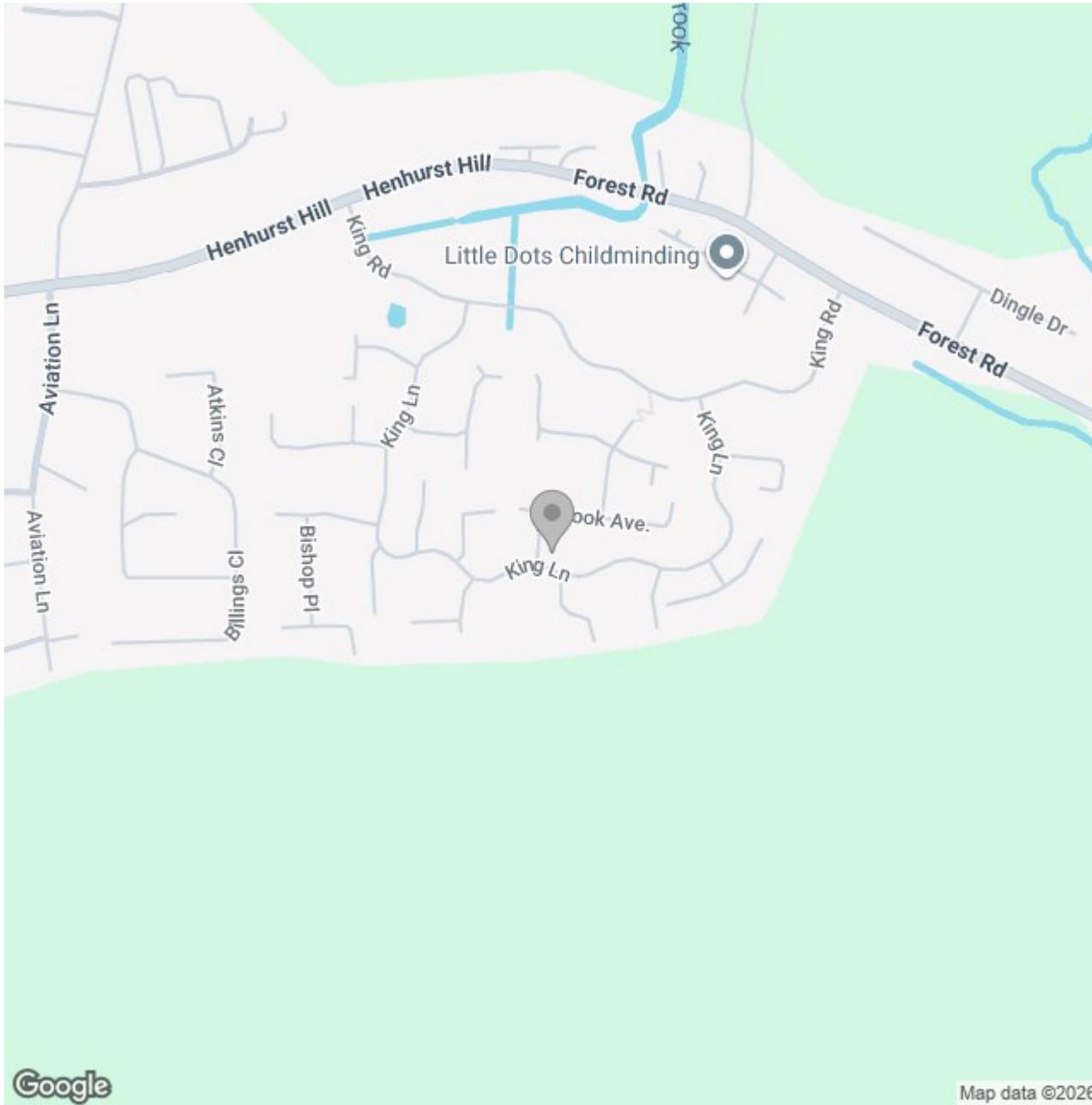
(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>94</b>
(81-91) <b>B</b>	<b>85</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	