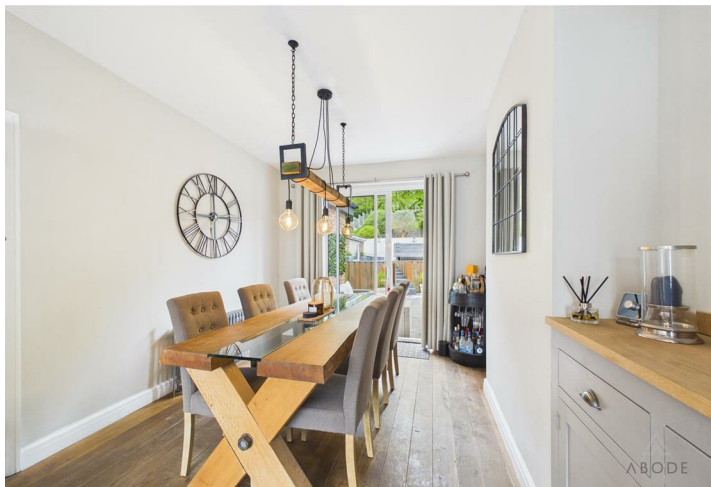






A beautifully presented and thoughtfully upgraded three-bedroom semi-detached home, positioned in a popular and convenient location close to Queen's Hospital. Offering a high standard of finish throughout, this property benefits from a spacious lounge/diner, a superbly fitted kitchen, a stylish bathroom, and a versatile converted garage now providing a studio and storage space. Externally, there is a block-paved driveway providing ample off-street parking and a landscaped rear garden, making this an ideal home for a range of buyers.



## Accommodation

### Ground Floor

The accommodation opens into a welcoming entrance hallway, finished with wood flooring and a panelled feature wall, setting the tone for the rest of the home. The main living space is a well-proportioned through lounge and dining area, featuring a bay-fronted window to the front elevation and patio doors to the rear, allowing for plenty of natural light. A multi-fuel burner provides a focal point, creating a comfortable and inviting living environment.

The kitchen has been beautifully fitted in a shaker style with solid timber worktops and a range of integrated appliances, offering both practicality and style, with views over the rear garden and access to the driveway. A useful ground floor cloakroom completes the downstairs accommodation.

### First Floor

To the first floor, the property offers three well-proportioned bedrooms, including two generous double rooms with fitted wardrobes and a third bedroom overlooking the rear garden, ideal as a bedroom, nursery or home office.

The bathroom has been finished to a high standard, comprising a modern suite with vanity unit, bath with shower over, and stylish tiling throughout, creating a clean and contemporary space.

### Outside

To the front, the property benefits from a



block-paved driveway providing ample off-street parking, with access running down the side of the home. The former garage has been converted to create a versatile studio space with an additional storage area, ideal for those working from home or requiring a hobby space.

The rear garden has been attractively landscaped, featuring a patio area, raised decking for seating, and a well-maintained lawn, offering a great space for both entertaining and everyday use.

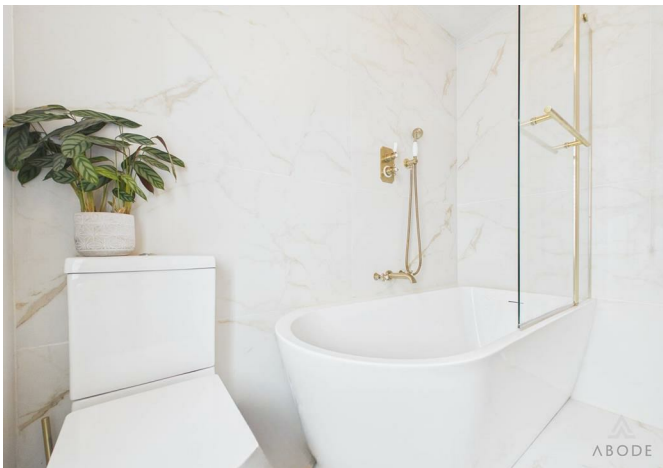


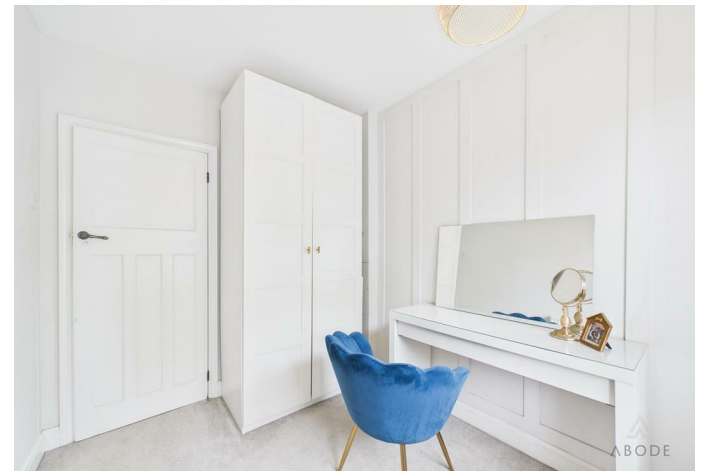




### Location

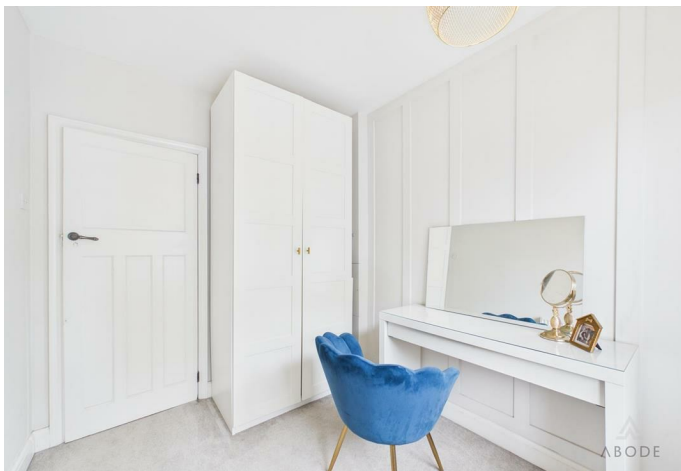
Situated in a well-regarded residential area, the property is ideally positioned for access to Queen's Hospital, local shops, and everyday amenities. There are schools for all ages nearby, along with good transport links into Burton upon Trent town centre and surrounding areas.



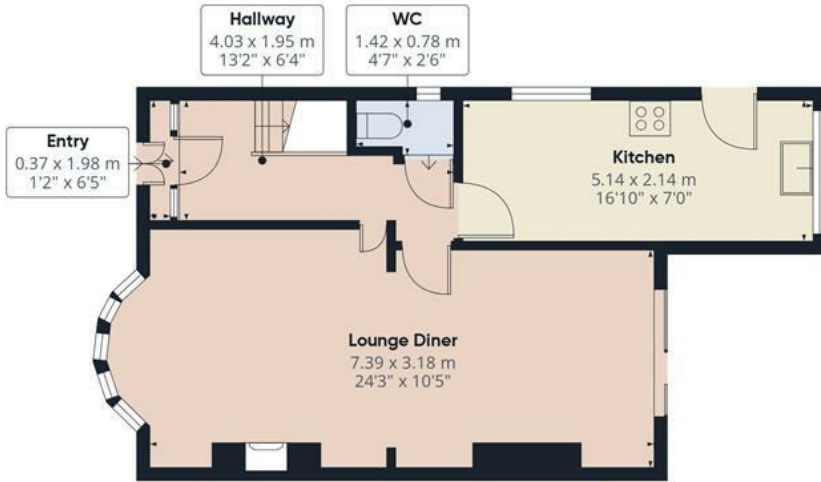




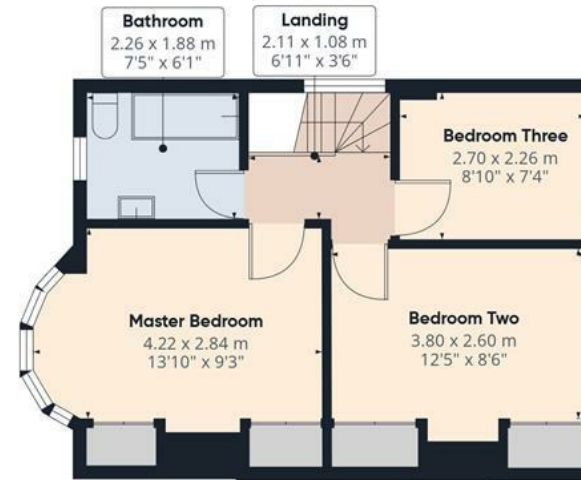




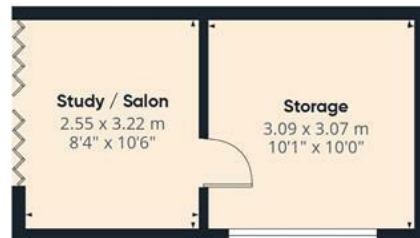




Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

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

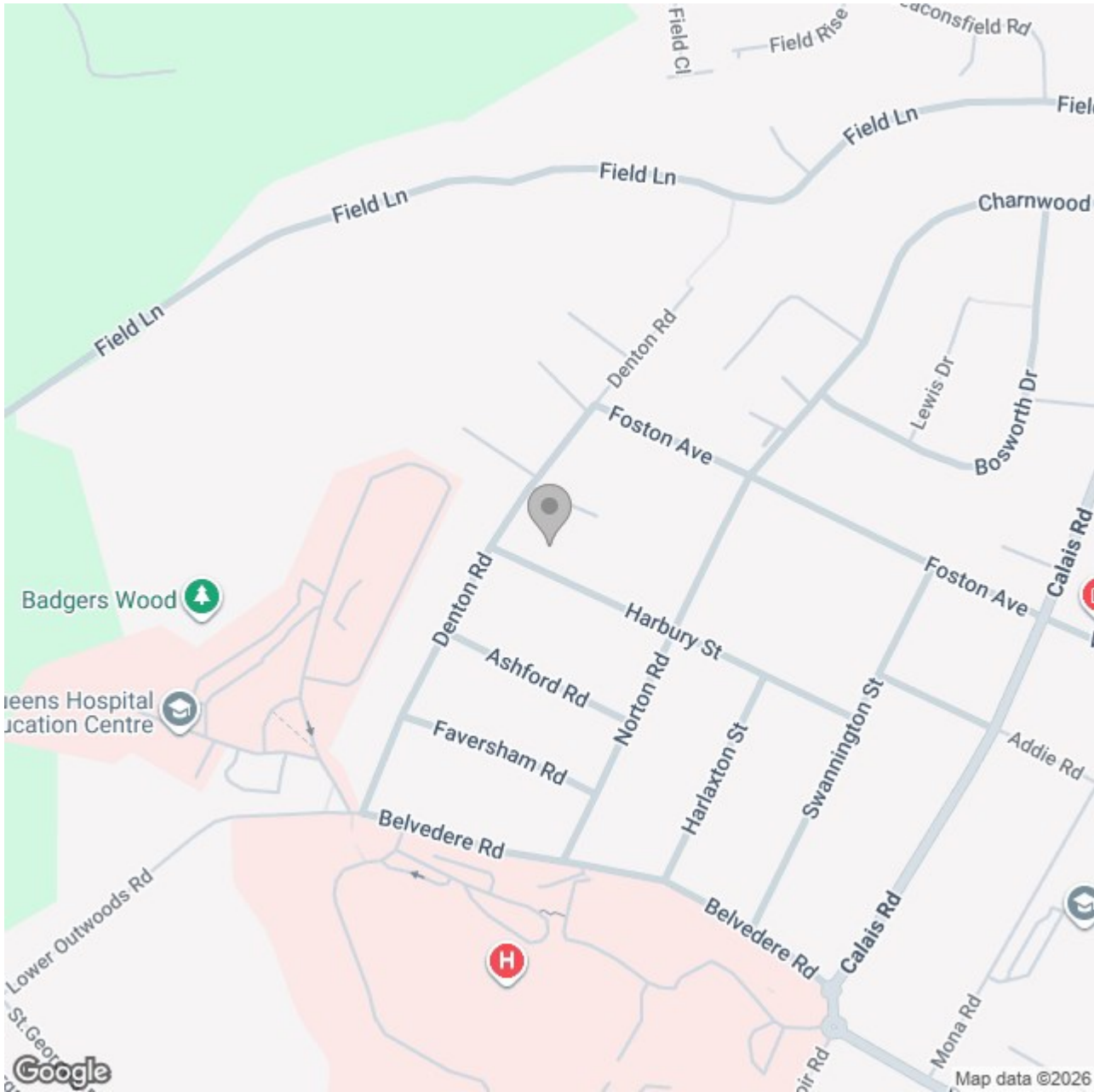
100.9 m<sup>2</sup>  
1089 ft<sup>2</sup>

(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.

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## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>73</b>	<b>78</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	