

# Welford Rise

Burton-on-Trent, DE13 0QF



Situated within the sought-after cul-de-sac of Welford Rise in Burton-on-Trent, this three-bedroom semi-detached dormer bungalow presents an excellent opportunity for purchasers seeking a home with versatile living accommodation, generous proportions, and scope for modernisation throughout.

Guide Price £220,000

John German

The accommodation is thoughtfully laid out and begins with a welcoming entrance hallway. The ground floor is a particular highlight, offering the convenience of downstairs living with a ground-floor bedroom and bathroom, making the property suitable for families, downsizers, or multi-generational living.

The living room is a notably spacious reception room, providing ample space for both relaxation and entertaining. Adjacent to this is the kitchen, which comprises a range of wall and base units and offers space for a cooker, washing machine, and fridge freezer. The kitchen is complemented by a separate dining room, ideal for family meals and social gatherings, along with a useful pantry providing additional storage. While the property would benefit from updating throughout, it offers excellent potential to create a modern, open, and functional living space tailored to individual tastes.

To the first floor, there are two further double bedrooms. The master bedroom is a generous double and benefits from a private en-suite fitted with a shower cubicle, WC, and hand wash basin. This room enjoys a fantastic rear-facing outlook over the garden, creating a peaceful and private retreat. The second first-floor bedroom is served by an adjoining dressing room, which offers excellent potential to be converted into an additional en-suite or incorporated into the bedroom to create an enhanced principal suite, subject to requirements.

Externally, the property continues to impress. To the front, there is a lawned garden and a driveway to the side, leading to a garage with an electric roller door. An outbuilding accessed from the garage provides excellent additional storage space. To the rear, the garden is deceptively large and private, featuring a patio seating area with steps rising to a tiered, lawned garden, bordered by mature shrubs and trees, offering both privacy and a pleasant outlook.

The property is well located within Burton-on-Trent, a popular market town offering a wide range of local amenities, including shops, supermarkets, schools, healthcare facilities, and leisure amenities. Excellent transport links are available, with easy access to major road networks such as the A38, providing convenient routes to Derby, Lichfield, and beyond. Burton-on-Trent railway station offers regular services to regional and national destinations, making the location ideal for commuters. The area is also well served by local parks, green spaces, and reputable schools, adding to its appeal for families.

Overall, this is a rare opportunity to acquire a spacious and adaptable home in a desirable residential location, offering fantastic potential, generous gardens, and the benefit of no upward chain. Early viewing is highly recommended to fully appreciate the space, versatility, and opportunity on offer.

**Tenure:** Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

**Please note:** It is quite common for some properties to have a Ring doorbell and internal recording devices.

**Property construction:** Standard

**Parking:** Garage & Driveway

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:** Mains

**Heating:** Mains Gas

(Purchasers are advised to satisfy themselves as to their suitability).

**Broadband type:** TBC

See Ofcom link for speed: <https://checker.ofcom.org.uk/>

**Mobile signal/coverage:** See Ofcom link <https://checker.ofcom.org.uk/>

**Local Authority/Tax Band:** East Staffordshire Borough Council / Tax Band C

**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

**Our Ref:** JGA23122025

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D		
39-54	E	52 E	
21-38	F		
1-20	G		



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