

Metcalfe Close, Burton on Trent, DE14 2FJ
Asking Price £207,500





****END OF CHAIN**** This beautifully presented three-bedroom townhouse offers modern living set across three floors. The property features a stylish re-fitted kitchen diner, a spacious living room, a ground floor WC, a family bathroom, and a luxurious top-floor master suite with an en-suite shower room. With off-street parking, an enclosed garden, and a contemporary finish throughout, this home is ready to move straight into and is ideal for families or professionals seeking a well-maintained property in a convenient location.



Accommodation

Ground Floor

A composite front entrance door opens into the entryway, which in turn leads into a welcoming living room with stairs from the hall rising to the first floor. The ground floor offers a guest WC fitted with a modern two-piece suite, including a wash hand basin and WC. The living room is generously proportioned and well presented, with a feature media wall incorporating space for a television and an inset fireplace, complemented by stylish flooring. To the rear sits the kitchen diner, which has been finished to a high standard with matching wall and base units, integrated oven, gas hob with extractor hood, and ample work surface space. The kitchen also includes space for appliances and benefits from French doors opening out to the rear garden, flooding the room with natural light.

First Floor

The first-floor landing gives access to two good-sized double bedrooms, both well proportioned and bright, with one offering fitted sliding wardrobes. A modern family bathroom serves this floor, fitted with a three-piece suite comprising a bath with shower over, wash hand basin with vanity storage, and a low-level WC, all complemented by tiled flooring and walls.

Second Floor

The top floor is dedicated to the master suite, offering a spacious bedroom with a dormer window to the front elevation. The en-suite shower room is finished to a luxurious specification, complete with a large walk-in shower enclosure, WC, wash hand

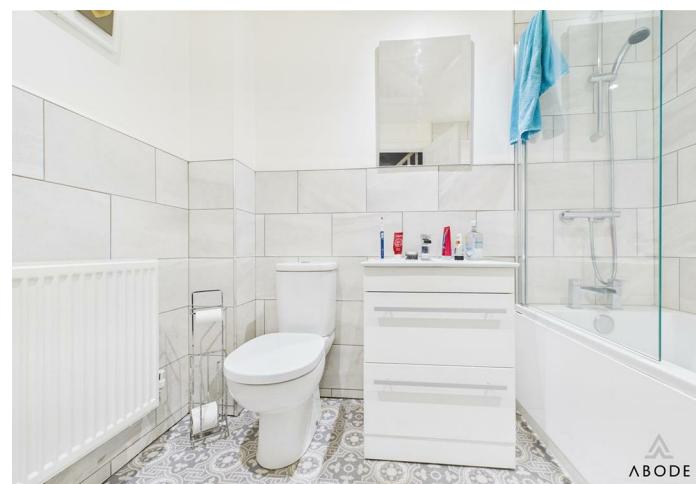
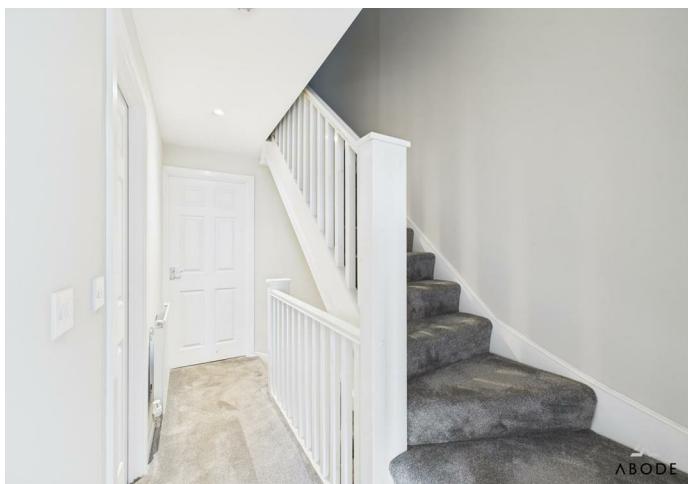


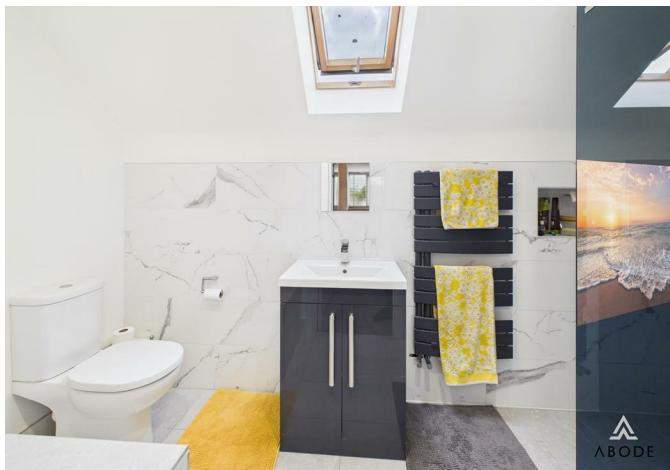
basin with vanity storage, heated towel rail, tiled walls, and a skylight providing natural light.

Outside

To the front of the property is a driveway providing off-street parking. The rear garden is enclosed with timber fencing and features a paved patio area, making it ideal for outdoor dining, along with a garden shed offering useful storage.



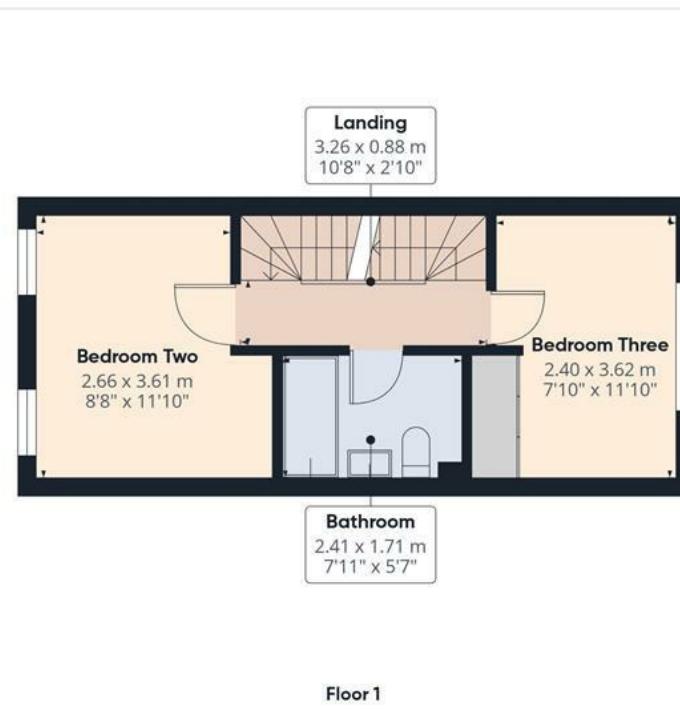








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Approximate total area⁽¹⁾

76.9 m²

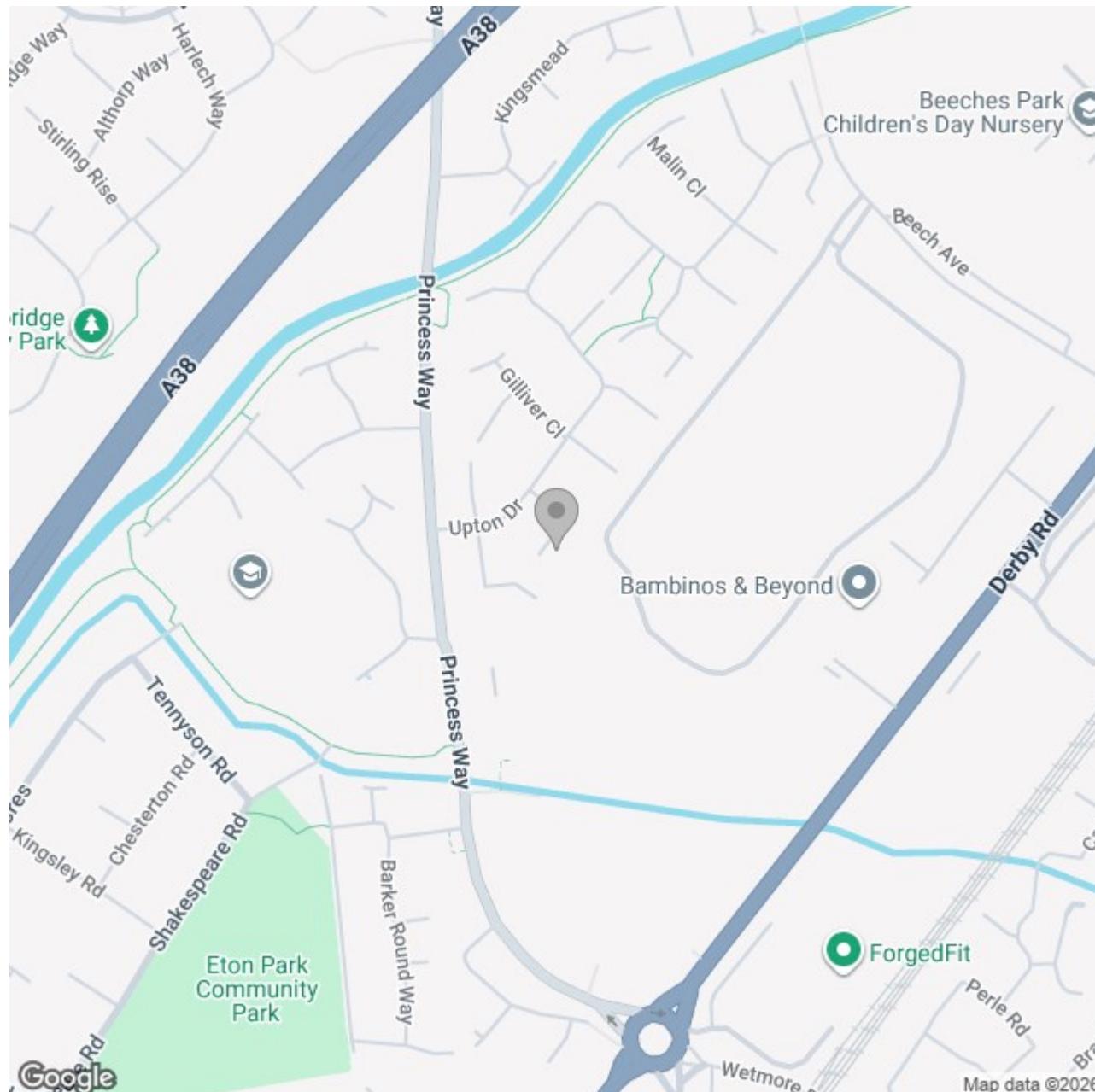
828 ft²

(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		95
(81-91) B	84	
(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	