





This well-presented three-storey, four-bedroom home offers spacious and versatile accommodation, ideal for modern family living. Positioned within a popular residential development in Burton-on-Trent overlooking green space providing access for walks and family actives, the property is thoughtfully laid out across three floors, featuring a generous kitchen diner opening onto the rear garden, a separate study to the front, and a well-proportioned first floor living room. Externally, the home benefits from an enclosed rear garden and allocated off-street parking to the rear which leads to the garage.



Accommodation

Ground Floor

The property is entered via a welcoming entrance hallway, offering access to the main living areas and staircase rising to the upper floors. To the front of the property is a well-proportioned study, ideal for those working from home or in need of a flexible reception space.

To the rear, the kitchen diner spans the width of the property and serves as the central hub of the home. Fitted with a range of wall and base units, the space comfortably accommodates both cooking and dining areas. French doors open directly onto the rear garden, allowing for excellent natural light and a seamless transition to outdoor living—perfect for entertaining. A ground floor WC completes the accommodation on this level.

First Floor

The first floor landing provides access to a spacious living room positioned to the rear, featuring French doors with a Juliet-style balcony, creating a bright and airy reception space.

To the front of the property is the master bedroom, a generous double room benefitting from fitted storage and a private en-suite shower room. This floor offers an excellent balance between relaxation and practicality, separating the main living space from the remaining bedrooms.



Second Floor

The second floor hosts three further bedrooms, all accessed from the landing. Bedroom two is a particularly generous double room, while bedroom three offers a comfortable double space. Bedroom four is ideal as a single bedroom, nursery, or additional study.

The family bathroom is also located on this floor and is fitted with a three-piece suite including a bath with shower over, wash hand basin, and low-level WC.







Outside

To the rear, the property enjoys a private and enclosed garden, mainly laid to lawn with a central pathway leading to a patio seating area adjacent to the house—ideal for outdoor dining and relaxation. The garden is bordered by timber fencing, creating a well-maintained and usable outdoor space.

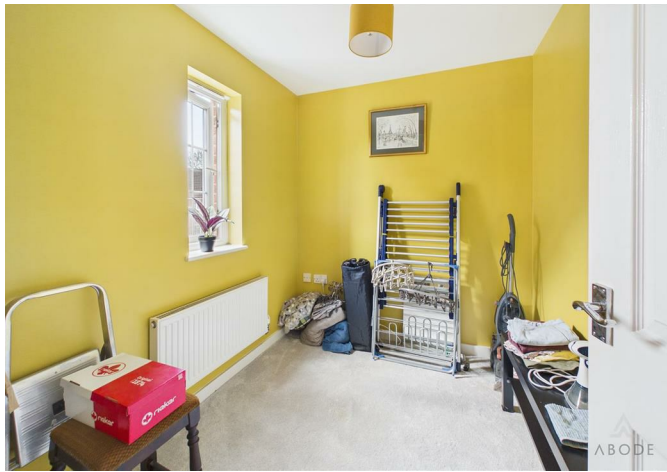
To the front, the property sits within a quiet residential setting with a small lawned area, while to the rear there is a driveway leading to the garage.



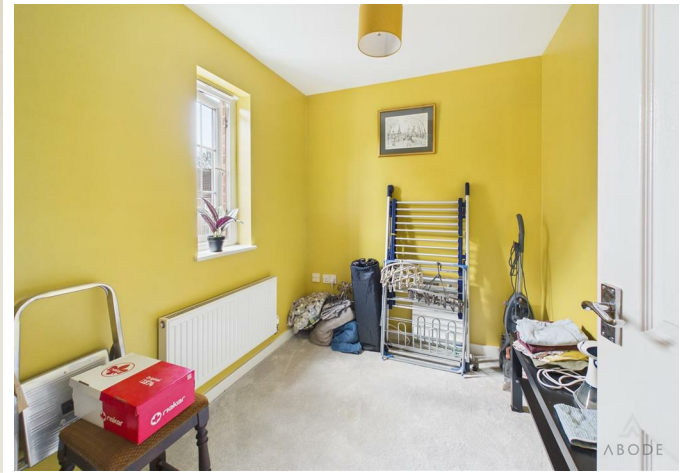
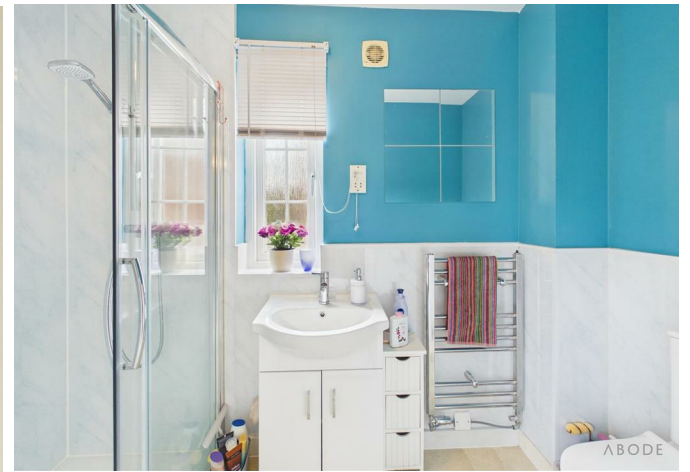
Location

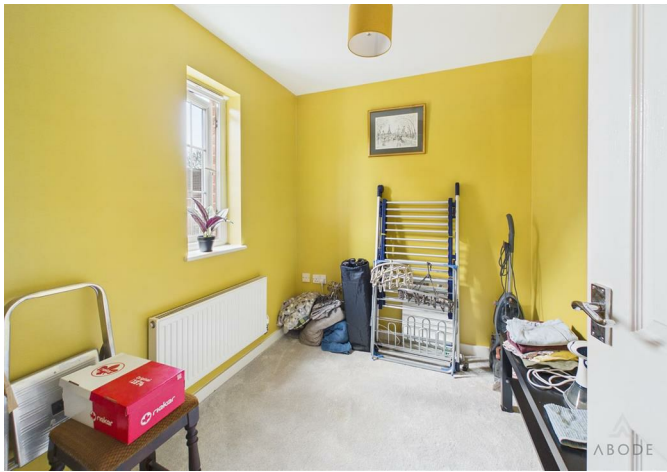
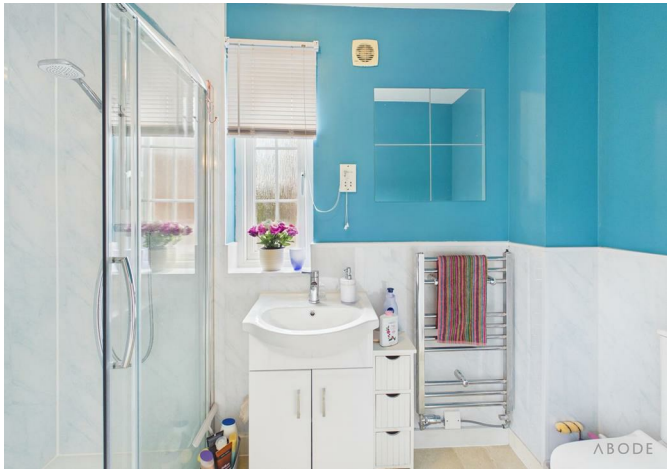
Burton-on-Trent is a well-connected town offering a wide range of amenities, including supermarkets, shops, cafés, and leisure facilities. The area is well-served by local schooling for all ages, as well as good transport links, with easy access to the A38 and A50 providing routes to Derby, Lichfield, and beyond. Burton-on-Trent railway station offers direct connections to Birmingham and Nottingham, making it an ideal location for commuters.

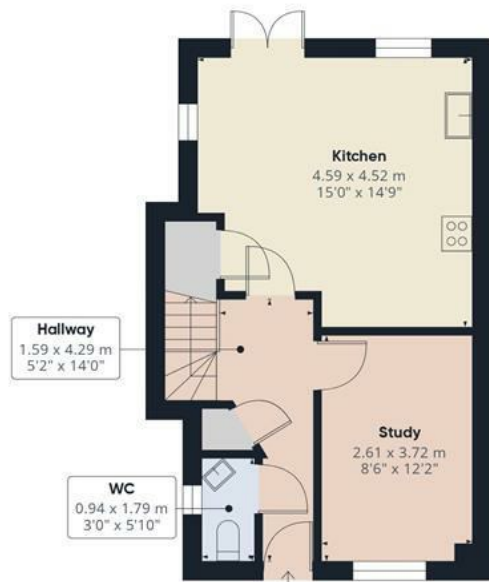








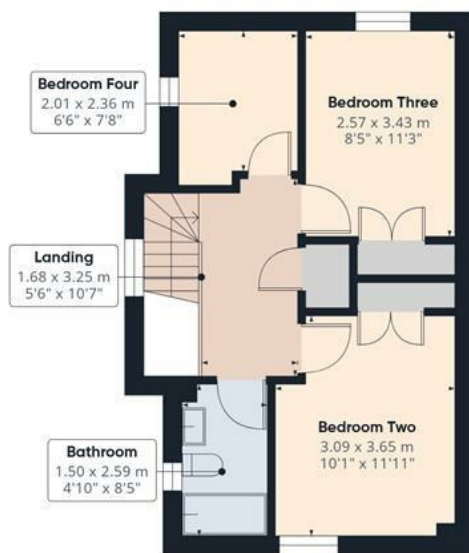




Floor 0



Floor 1



Floor 2



Approximate total area⁽¹⁾

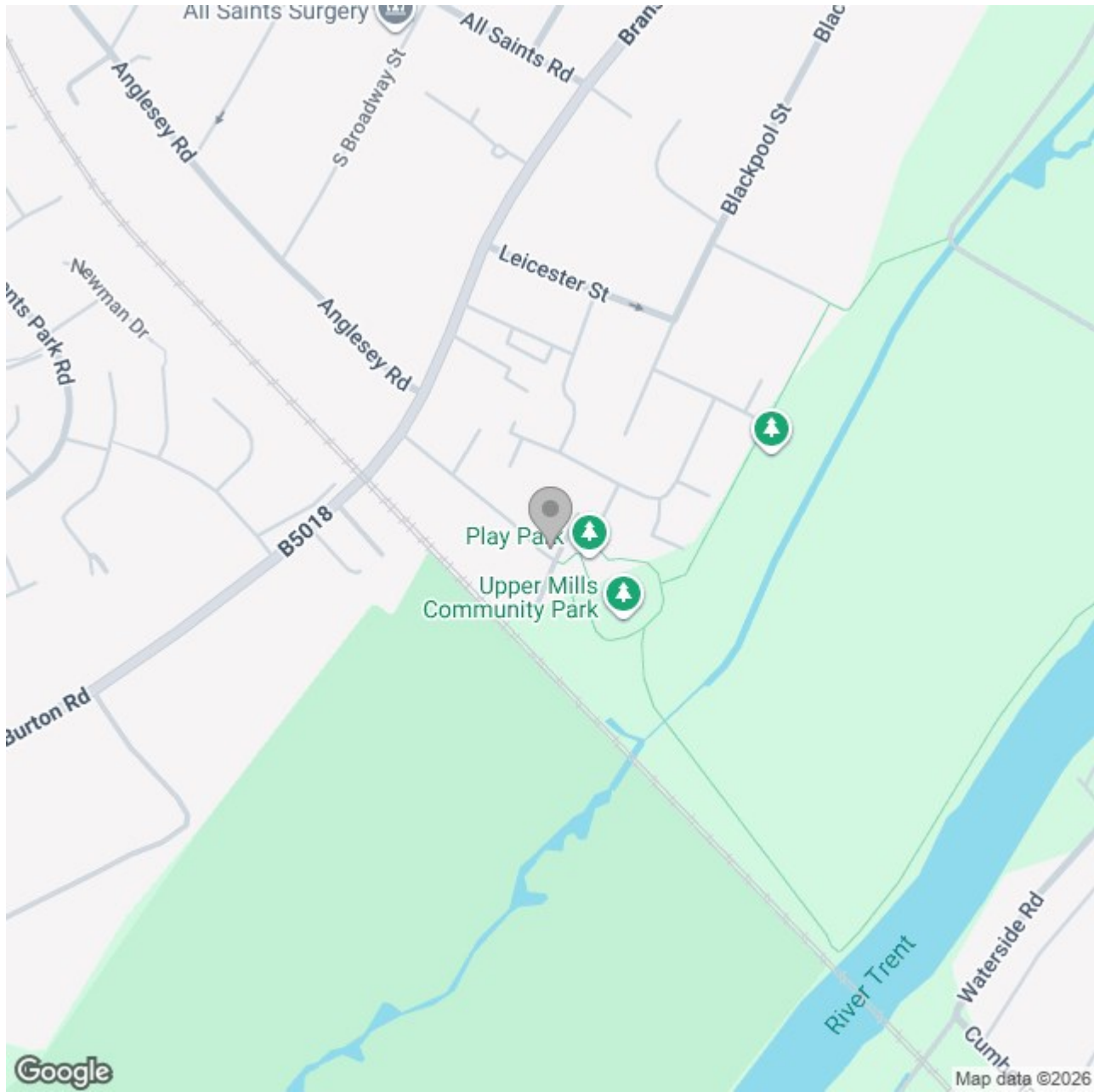
112.2 m²

1206 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.

GIRAFFE 360



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 