





A traditional bay fronted semi-detached property occupying a desirable cul de sac location having the benefit of gas central heating throughout. The internal accommodation comprises of: Entrance hallway, front elevation dining kitchen with bay window, rear elevation lounge with french doors taking you out to the enclosed rear garden with the first floor providing two bedrooms and a fitted bathroom. Outside has a front driveway with gated access to a enclosed rear garden. The property is conveniently located for Burton town and the A38 linking major road networks. Internal viewings are strictly by appointment.



Accommodation

Hallway

Kitchen Diner

Fitted with a matching range units with worktop space over, 1 1/2 bowl sink unit with mixer tap with tiled splashbacks, plumbing for automatic washing machine, space for fridge/freezer and cooker, bow window to front aspect with wall mounted gas combi boiler serving heating system and domestic hot water, radiator, laminate flooring.

Lounge

With upvc double glazed french doors taking you out to the rear garden patio overlooking the extensive rear garden. Comprising also of: single radiator, decorative circular window in upvc to the side elevation and under stairs storage cupboard.

First Floor Landing

Master Bedroom

With a double glazed bay window to the front elevation, radiator and useful walk in double wardrobe.

Bedroom Two

With a upvc double glazed window to the rear elevation overlooking the garden with laminate flooring and radiator.

Bathroom

Fitted with a four piece bathroom suite comprising of: low level WC, pedestal hand wash basin, paneled bath with mixer shower tap and a separate shower cubicle with single radiator and upvc double glazed windows to both the side and rear elevations.

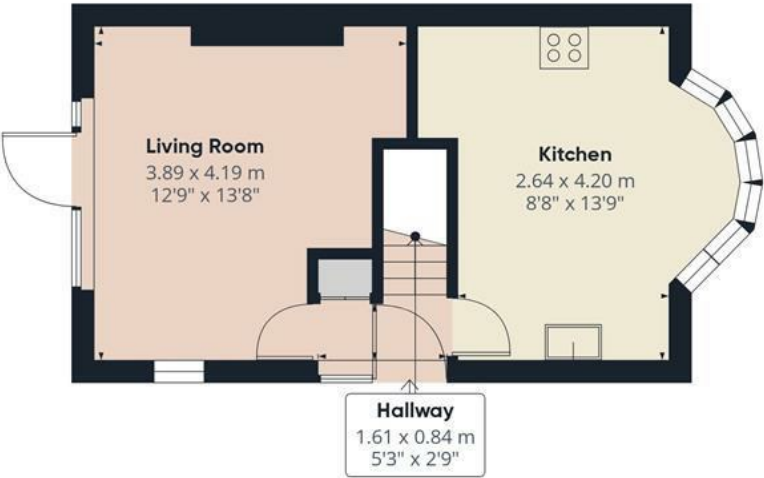
Outside



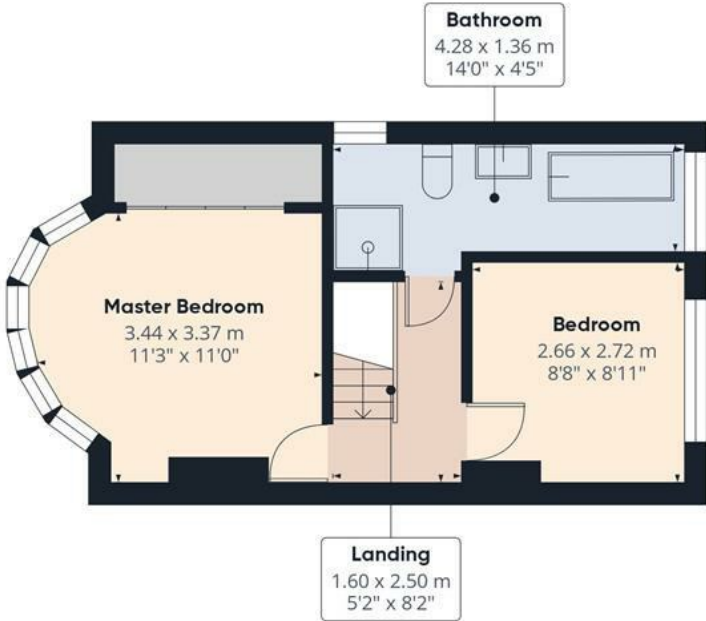
The outside of the property to the front elevation features a driveway providing parking facility. The rear elevation has a mainly laid to lawn garden enclosed via timber fencing.







Floor 0



Floor 1

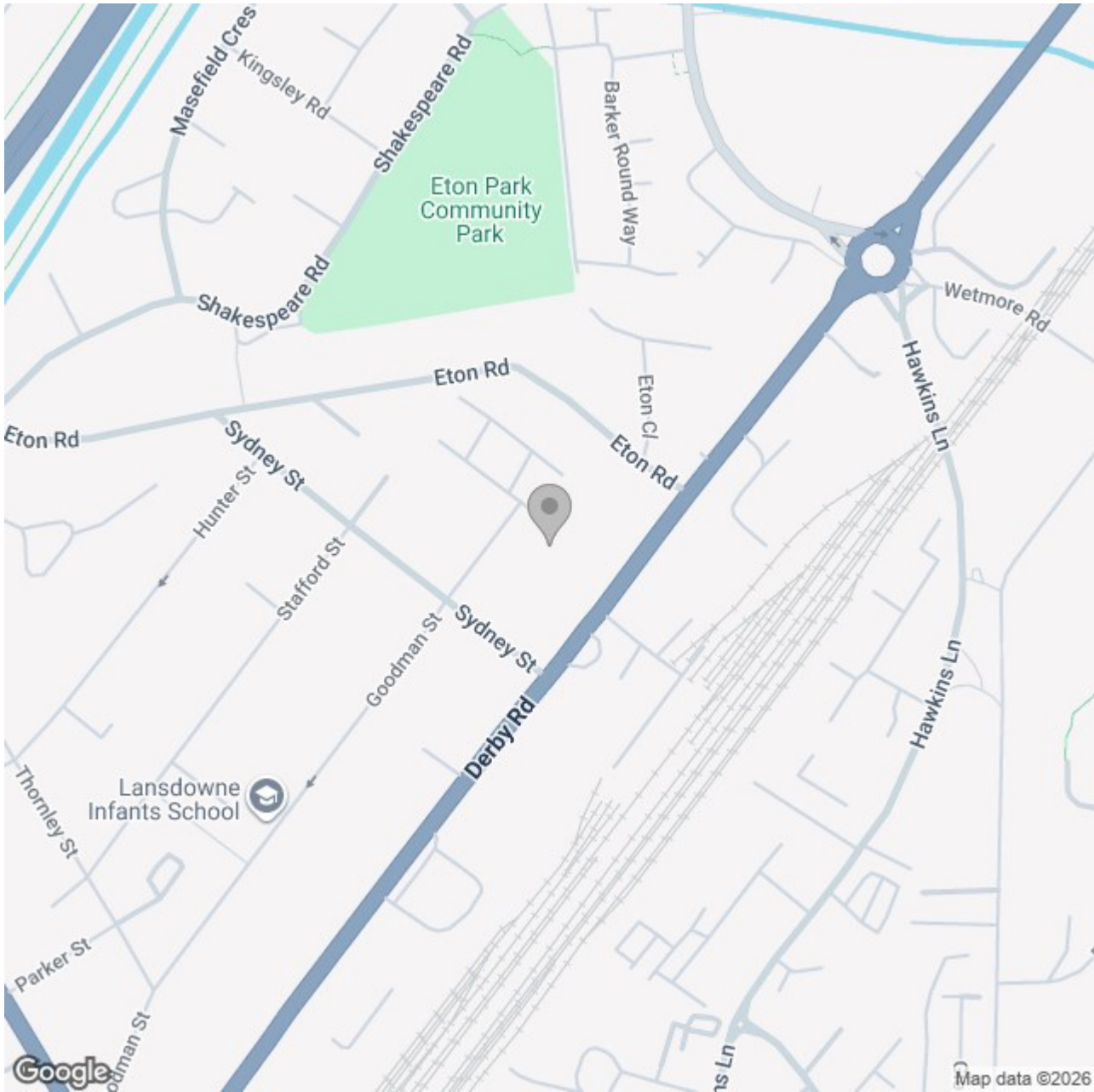
Approximate total area⁽¹⁾
59.1 m²
636 ft²

(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		
(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