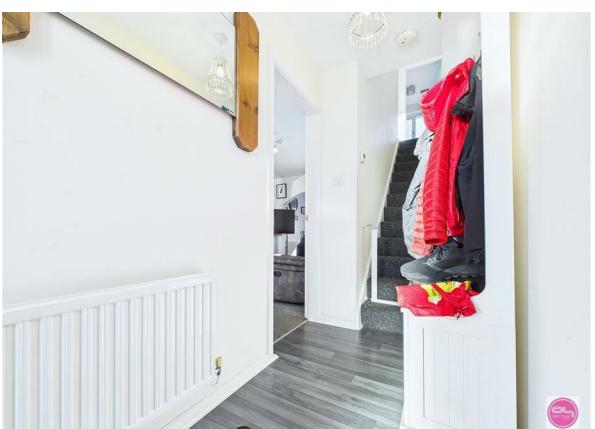
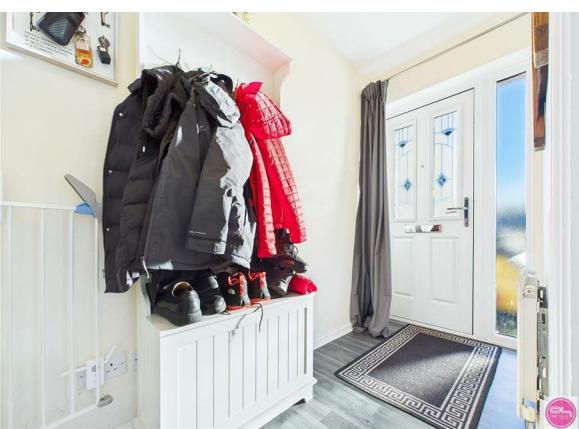


**The Maltings, Burton-On-Trent, DE15 9FL**

**Offers In Excess Of £300,000**

**Council Tax Band: D**



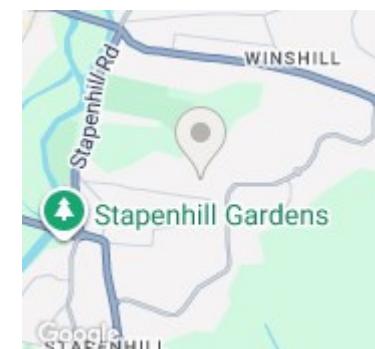
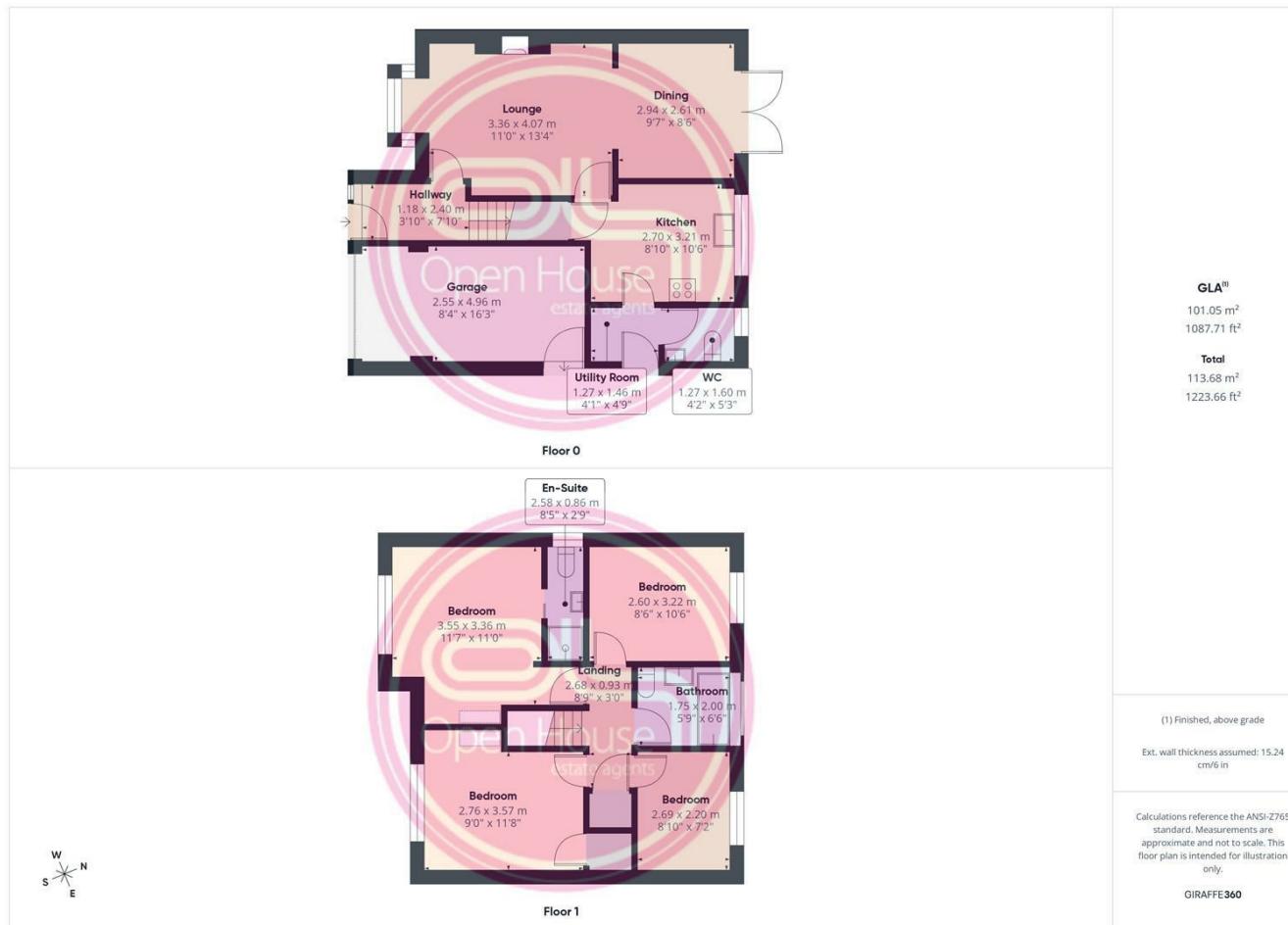
Set within a pleasant and well-regarded residential location close to riverside walks, woodland and local amenities, this well-presented four-bedroom detached home offers ideal family space both inside and out.

The layout is practical and well balanced, with a spacious lounge, separate dining area, fitted kitchen with rear utility/porch, and four bedrooms upstairs including a principal bedroom with en-suite.

One of the standout features is the exceptional rear garden — a brilliant size and shape, with plenty of space for seating, play and entertaining. The property also benefits from a driveway and integral garage, and remains within easy reach of schools, local amenities and Burton town centre.



Open House Burton & Swadlincote



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			79
(81-91) B			65
(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	