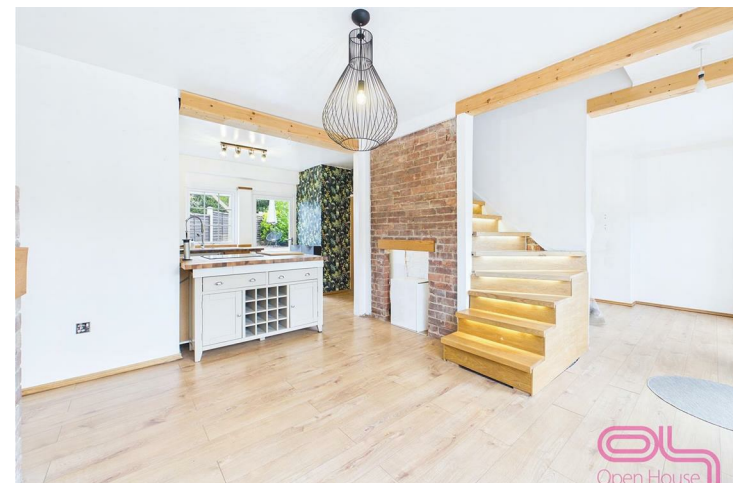




Bladon Street, Burton-On-Trent, DE15 0DD

£230,000



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Situated on Bladon Street in the popular residential area of Winhill, this distinctive three bedroom semi-detached home offers a surprisingly spacious and versatile layout, combining contemporary improvements with a number of attractive character features.

The ground floor is particularly impressive, with a large open plan living, kitchen and dining area forming the heart of the home. Exposed brickwork, timber beams and an eye-catching open staircase give the space plenty of individuality, while a separate reception room provides valuable additional living space. A ground floor WC further adds to the practicality of the accommodation.

Upstairs are three bedrooms together with a modern family bathroom. Outside, the property benefits from a substantial amount of external space, including block paving, patio areas and a raised garden section.

The property provides an excellent opportunity for buyers looking for a home with character, generous accommodation and scope to put their own finishing touches to the property.

Location

Bladon Street is situated within the established residential area of Winhill, offering convenient access to a range of everyday amenities, schooling and transport links. Burton upon Trent town centre is also within easy reach, making the property well placed for commuters and those needing access to the wider surrounding area.



Living/Kitchen/Dining

A particularly impressive open plan space extending across a large proportion of the ground floor and offering excellent flexibility for both everyday living and entertaining.

The living and dining area features attractive wood-effect flooring, exposed timber detailing and characterful exposed brick fireplaces. A contemporary open staircase with integrated lighting creates a striking focal point within the room.

The kitchen is arranged with a range of light-coloured wall and base units complemented by contrasting timber-effect work surfaces. There is an integrated oven and hob, sink positioned beneath the window and additional preparation and storage space. A glazed external door provides direct access outside.

French doors and additional glazing allow plenty of natural light into the living accommodation and provide a pleasant connection with the outside space.

Reception Room

A separate and well proportioned reception room providing useful additional accommodation away from the main open plan living space. The room offers flexibility for use as a lounge, family room, home office or playroom and benefits from direct access to the exterior.

Ground Floor WC

Conveniently positioned on the ground floor and fitted with a WC and wash hand basin with storage beneath. Patterned flooring adds further character.

First Floor Landing

The staircase rises to the first floor landing, providing

access to the three bedrooms and family bathroom.

Bedroom One

A generous double bedroom with a bright, neutral finish and wood-effect flooring. A substantial range of fitted wardrobes provides excellent storage while still leaving ample space for bedroom furniture.

Bedroom Two

A further well proportioned double bedroom with wood-effect flooring, a front-facing window and space for freestanding furniture.

Bedroom Three

A smaller third bedroom suitable for use as a child's bedroom, nursery, dressing room or home office.

Bathroom

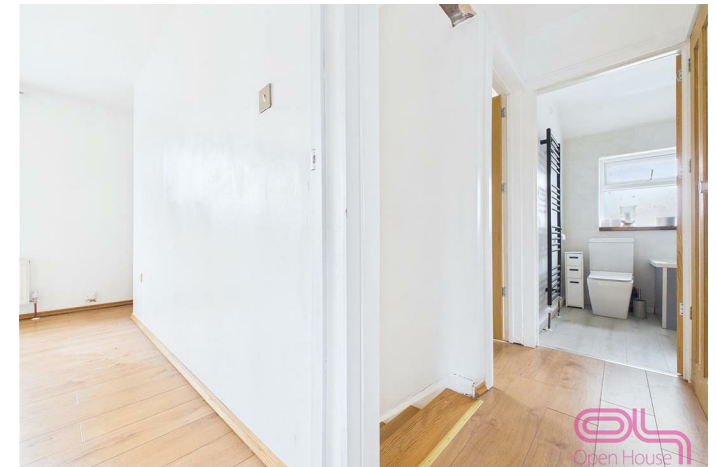
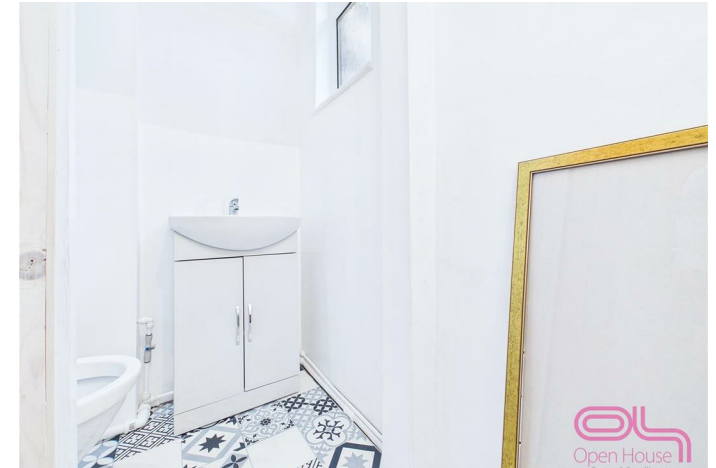
A modern family bathroom fitted with a panelled bath with glazed shower screen, WC and wash basin. Contemporary wall tiling, patterned feature tiles and a black ladder-style heated towel rail complete the room.

Outside

The property enjoys considerably more outside space than may initially be expected.

A substantial block paved area sits alongside and to the rear of the property, providing a versatile low-maintenance space with room for outdoor seating and other practical uses.

The garden incorporates a raised lawned section, paved patio areas and timber fencing to the boundaries. A covered pergola-style structure provides a sheltered area immediately outside the house, while a further decked seating area can also be found within the garden.





The overall plot offers plenty of scope for a purchaser wishing to further landscape or personalise the outside space.

Additional Information

We wish to clarify that these particulars should not be relied upon as a statement or representation of fact and do not constitute any part of an offer or contract. Buyers should satisfy themselves through inspection or other means regarding the correctness of the statements contained herein.



Please note that we have not tested or verified the condition of the services connected to the property, including mains gas, electricity, water or drainage systems. Similarly, we cannot confirm the working order or efficiency of any appliances, heating systems, or electrical installations that may be included in the sale. Prospective purchasers are therefore advised to carry out their own independent investigations and surveys before entering into a legally binding agreement.

Money Laundering Regulations 2003:

In accordance with the Money Laundering Regulations 2003, we are obligated to verify your identification before accepting any offers.



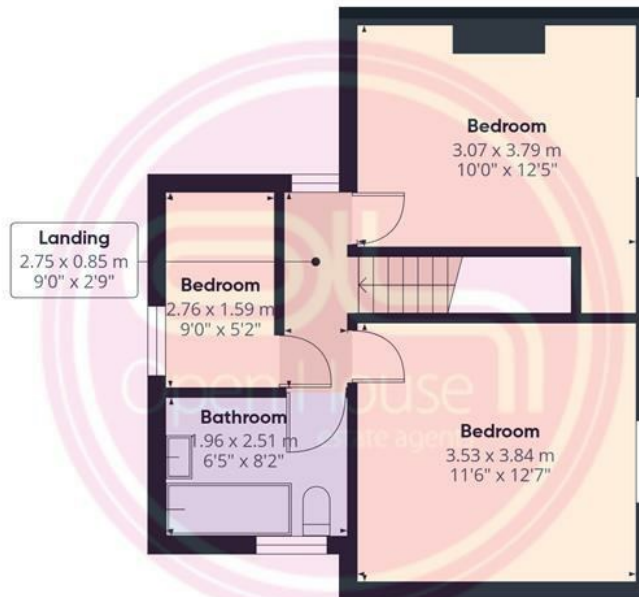
Floorplans:

We take pride in providing floorplans for all our property particulars, which serve as a guide to layout. Please note that all dimensions are approximate and should not be scaled.





Floor 0



Floor 1

GLA⁽¹⁾

93.48 m²
1006.17 ft²

Total

93.48 m²
1006.17 ft²

(1) Finished, above grade

Ext. wall thickness assumed: 15.24
cm/6 in

Reduced headroom

Below 1.5 m/5 ft

Areas with headroom below 1.52 m/5 ft
are excluded

Calculations reference the ANSI-Z765
standard. Measurements are
approximate and not to scale. This
floor plan is intended for illustration
only.

GIRAFFE360



ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	62	85
(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
		

LOCAL AUTHORITY

East Staffordshire

TENURE

Freehold

COUNCIL TAX BAND

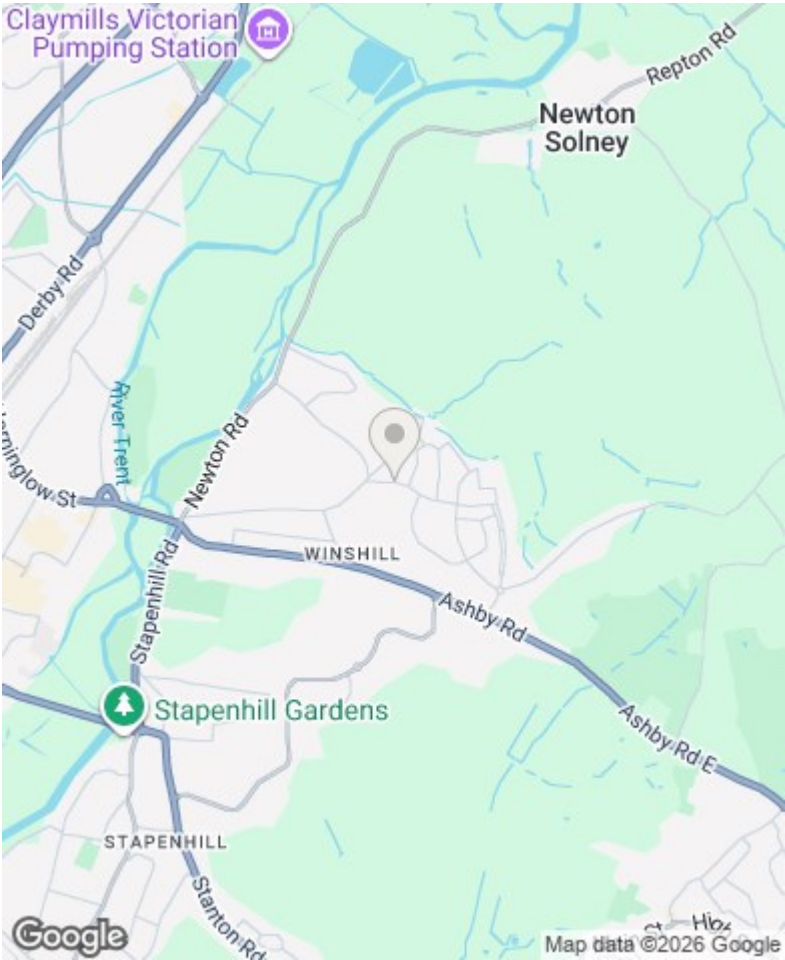
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VIEWINGS

By prior appointment only

PROPERTY SUMMARY

- Three Bedroom Semi-Detached Home
- Spacious Open Plan Living/Kitchen/Dining Area
- Separate Reception Room
- Character Features Including Exposed Brickwork & Timber Beams
- Contemporary Fitted Kitchen
- Ground Floor WC
- Modern First Floor Bathroom
- Generous Outside Space
- Extensive Block Paved Driveway
- Popular Winshill Location Close To Local Amenities



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