





A well-presented four-bedroom detached family home, occupying a desirable position on Wilson Way in Burton-on-Trent. The property benefits from a generous plot, a well-maintained rear garden, spacious internal accommodation, and off-street parking with a detached garage. Offering a practical layout ideal for modern family living, this home is ready to move straight into.



Accommodation

Ground Floor

The accommodation is entered via a welcoming entrance hallway with stairs rising to the first floor and access to the principal ground floor rooms. The living room is a particularly spacious reception room, featuring a central fireplace and dual aspect outlook, creating a bright and comfortable space for relaxing. The kitchen diner spans the length of the property and provides a superb open-plan environment, fitted with a range of matching wall and base units, integrated appliances, and ample work surface space, with room for both dining and informal seating. A separate utility room provides additional storage and appliance space, with access to the side of the property, while a ground floor WC completes the accommodation.

First Floor

The first floor landing gives access to four well-proportioned bedrooms. The master bedroom is a generous double room, benefiting from fitted storage and its own en-suite shower room. Bedroom two is another spacious double, while bedrooms three and four are both versatile rooms suitable for children, guests, or a home office. The family bathroom is well-appointed with a modern suite comprising a bath with shower over, wash hand basin, and WC, finished with contemporary tiling.

Outside

Externally, the property enjoys a well-maintained and attractively landscaped rear garden, featuring a combination of patio seating areas, shaped lawn,



and established planting borders, creating a pleasant outdoor space for both relaxing and entertaining. To the front, the property benefits from a block-paved driveway providing ample off-street parking, alongside a further driveway leading to a detached garage. The plot itself offers a sense of space, with an open green area positioned nearby, enhancing the overall setting.

Location

Situated on Wilson Way in Burton-on-Trent, the property is conveniently placed for access to a range of local







amenities including shops, supermarkets, schools, and leisure facilities. Burton town centre is within easy reach, offering a wider selection of retail and dining options, while excellent transport links are available via the A38 and nearby rail connections, making this an ideal location for commuters and families alike.













Floor 0



Floor 1



Approximate total area^m

105.2 m²

1131 ft²

Reduced headroom

0.9 m²

9 ft²

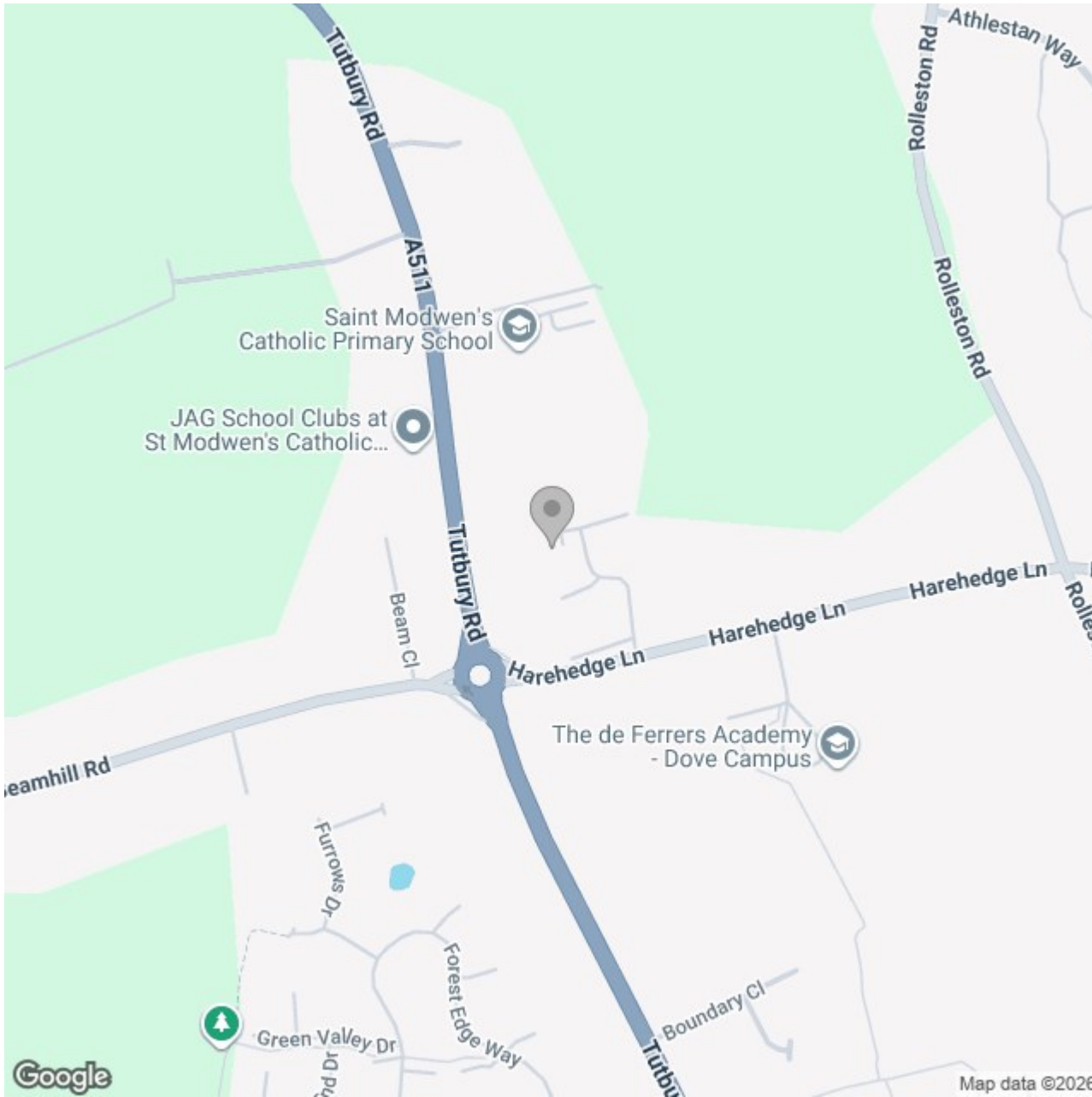
(1) Excluding balconies and terraces

Reduced headroom

----- Below 1.5 m/5 ft

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
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	