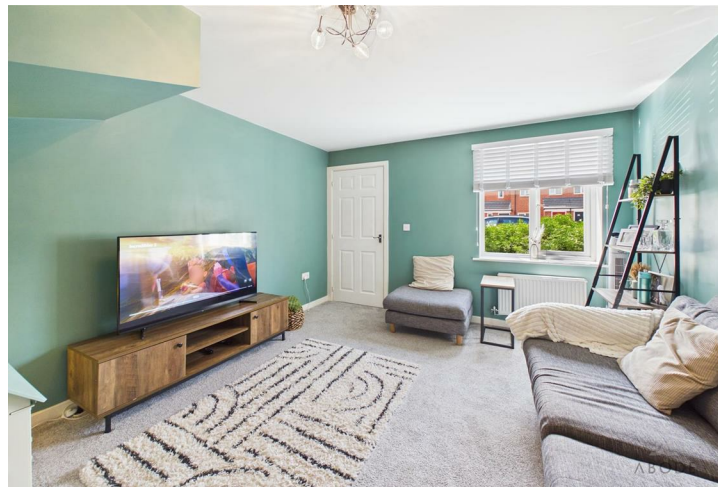






Occupying a popular residential position on Upton Drive, this well-presented three-bedroom end townhouse offers versatile accommodation arranged over three floors, making it an excellent choice for growing families, first-time buyers or those looking for additional living space. With a spacious principal bedroom suite occupying the entire top floor, a modern kitchen/diner opening onto the garden and off-road parking to the front, this home is ready to move straight into.



## Accommodation

### Ground Floor

The property is entered via an entrance hall, with stairs rising to the first floor and doors leading to the principal ground floor accommodation. To the front is a generously proportioned living room, while to the rear, the modern kitchen/diner is fitted with a range of wall and base units, integrated oven, gas hob with extractor above, inset sink and space for further appliances. French doors open directly onto the rear garden, creating an ideal space for everyday family living and entertaining. Completing the ground floor is a guest WC and an understairs storage cupboard.

### First Floor

The first-floor landing gives access to two well-proportioned bedrooms, both capable of accommodating a variety of furniture layouts. The family bathroom is fitted with a three-piece suite comprising a panelled bath, wash hand basin and WC.

### Second Floor

Occupying the entire top floor, the principal bedroom provides an impressive main bedroom with the benefit of built-in storage and a private ensuite shower room fitted with a shower enclosure, wash hand basin and WC.

### Outside

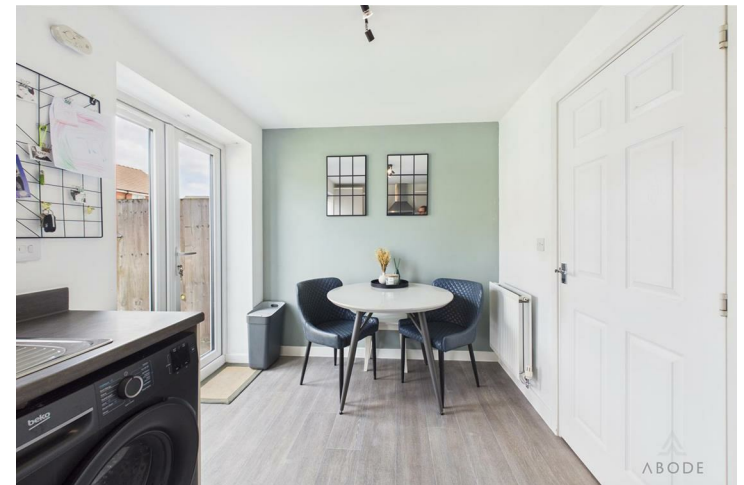


To the front, the property benefits from off-road parking.

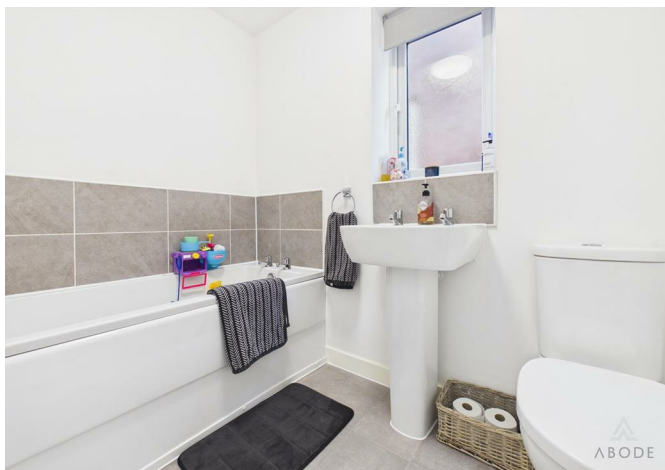
The enclosed rear garden has been designed with ease of maintenance in mind, featuring an artificial lawn, raised decked seating area, planted borders and a timber garden shed, providing an excellent space for outdoor dining and relaxing.

### Location

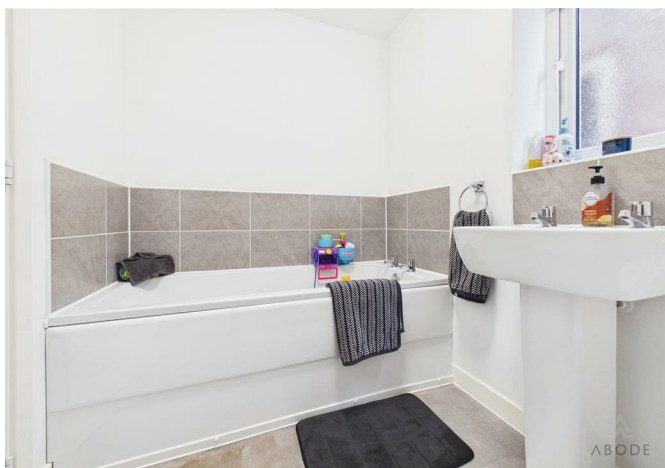
Situated on the popular Upton Drive development, the







property enjoys convenient access to Burton upon Trent town centre, local schools, everyday amenities, supermarkets and excellent transport links including the A38, making it ideal for commuters travelling to Derby, Lichfield and Birmingham.



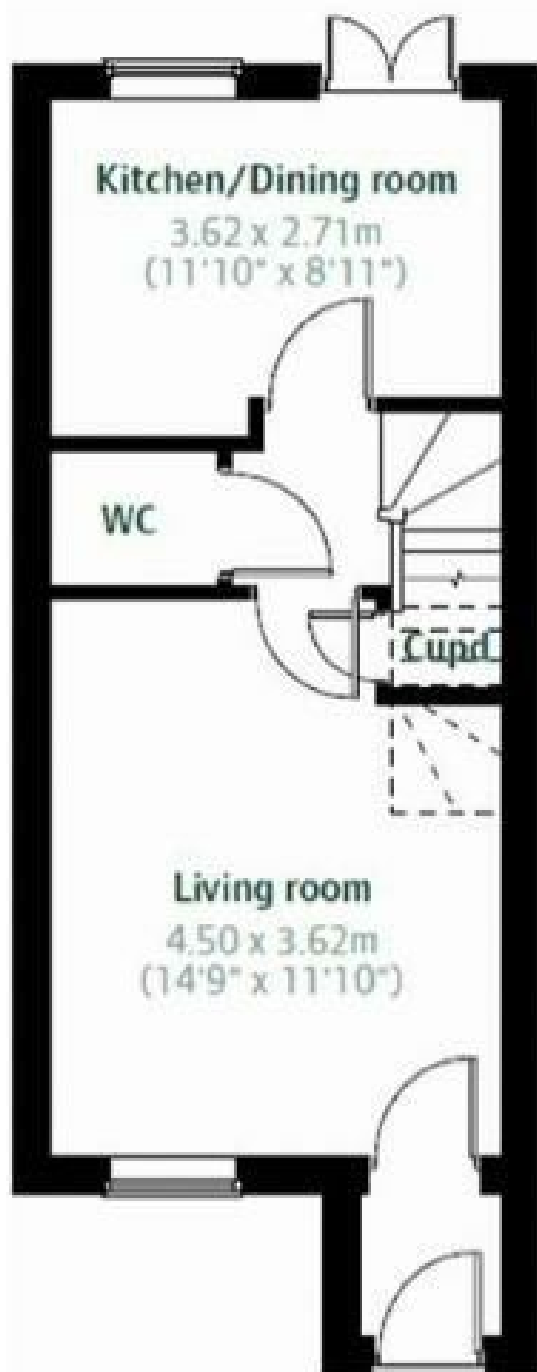


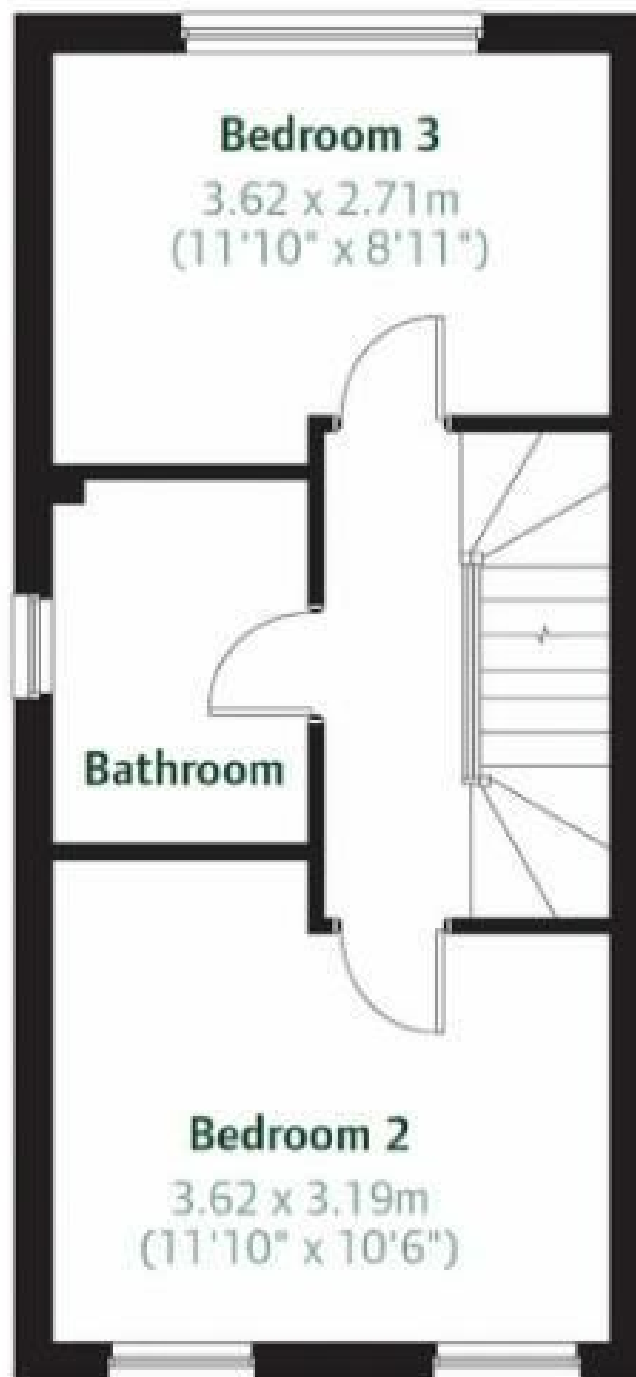


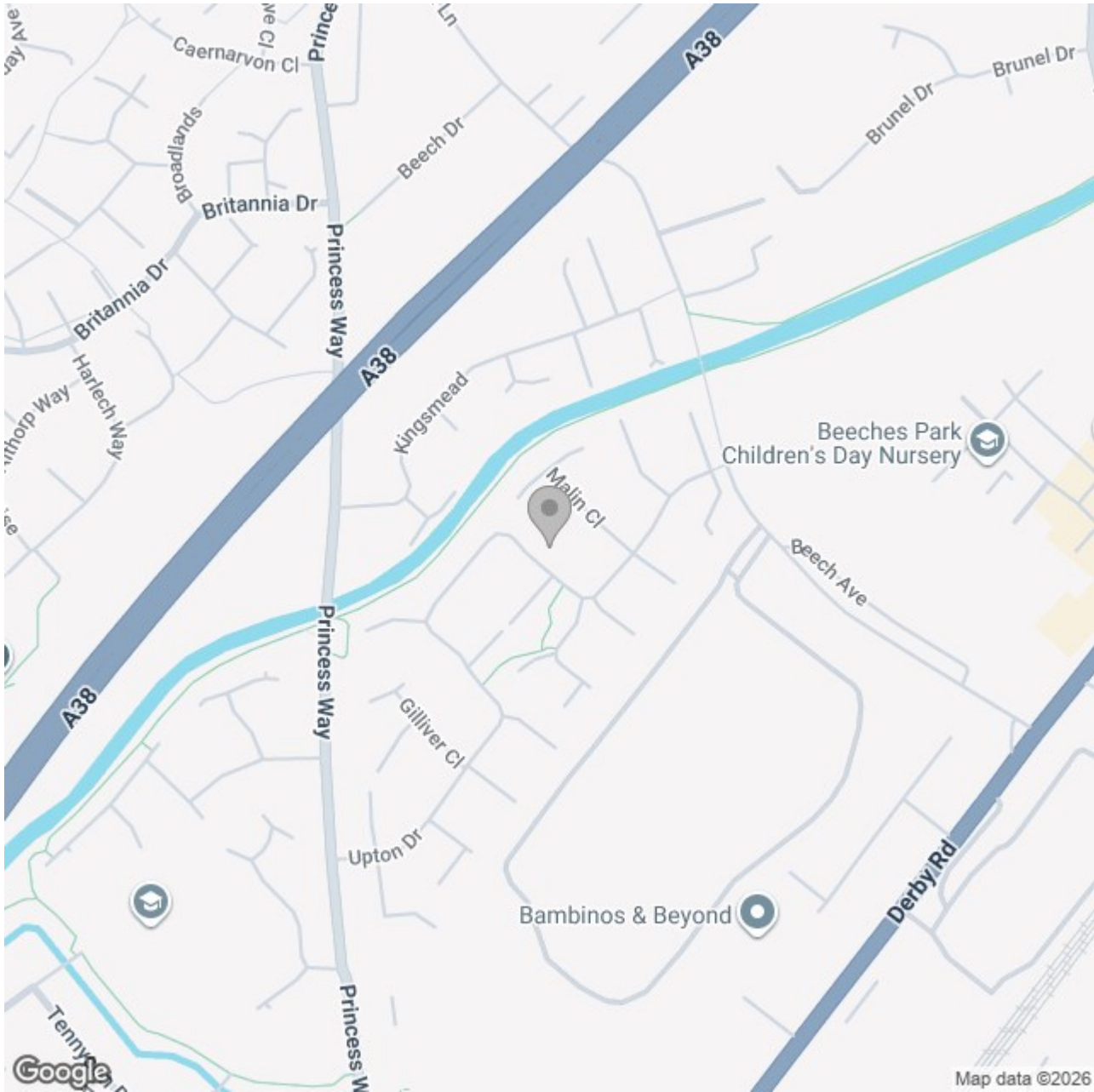












Energy Efficiency Rating

|                                             | Current | Potential |
|---------------------------------------------|---------|-----------|
| Very energy efficient - lower running costs |         |           |
| (92 plus) <b>A</b>                          |         |           |
| (81-91) <b>B</b>                            |         |           |
| (69-80) <b>C</b>                            |         |           |
| (55-68) <b>D</b>                            |         |           |
| (39-54) <b>E</b>                            |         |           |
| (21-38) <b>F</b>                            |         |           |
| (1-20) <b>G</b>                             |         |           |
| Not energy efficient - higher running costs |         |           |

England & Wales

EU Directive 2002/91/EC