





A well-presented and extended semi-detached home occupying a convenient position on Bramling Cross Road, offering flexible and well-proportioned accommodation ideally suited to families, first-time buyers and investors alike. The property has been thoughtfully improved to enhance the ground floor layout, including a garage conversion that provides additional living and utility space, while also benefiting from driveway parking and an enclosed rear garden. The location offers easy access to local amenities, schools and excellent transport links to Burton upon Trent and the A38/A50.



## Accommodation

### Ground Floor

The accommodation is entered via a welcoming entrance hallway with wood-effect flooring and stairs rising to the first floor. Doors lead to the main living areas, fitted kitchen and a useful guest cloakroom.

Positioned to the front of the property, the kitchen is fitted with a range of matching wall and base units, incorporating an integrated oven and gas hob, with space for additional appliances. A front-facing window provides natural light and a pleasant outlook.

The lounge diner forms the heart of the home and is a bright, inviting space featuring coving to the ceiling and French doors with glazed side panels opening directly into the conservatory. This arrangement creates a seamless flow between indoor and outdoor living. The conservatory spans the rear of the property, enjoying views over the garden and offering a versatile space for dining or seating, with direct access outside.

The former garage has been converted to create a separate reception room, ideal for use as a study, home office or playroom, offering excellent flexibility. Completing the ground floor is a practical utility room with plumbing for laundry appliances and a door leading out to the rear garden.

### First Floor

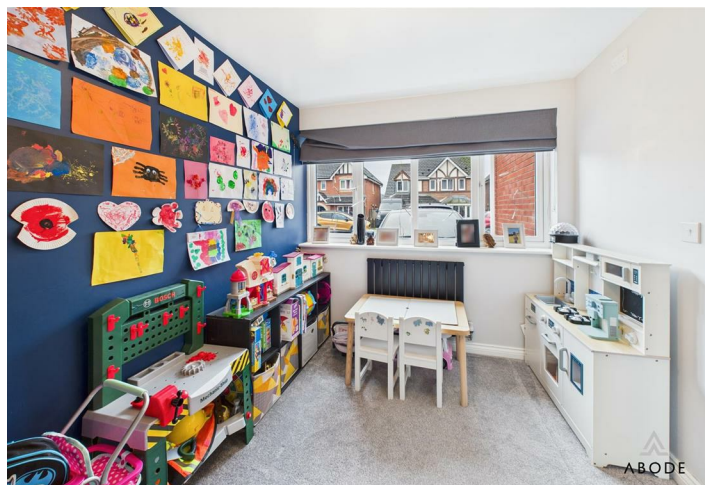
To the first floor, the landing provides access to three bedrooms and the family bathroom. The principal



bedroom is a generous double room positioned to the front of the property, benefitting from dual windows, fitted wardrobe storage and an over-stairs cupboard. Two further bedrooms are located to the rear, suitable for children, guests or home working.

The bathroom is fitted with a white suite comprising a bath with shower over, wash hand basin and low-level WC, finished with tiled splash backs and a chrome heated towel rail.







### Outside

To the front, the property is approached via a driveway providing off-street parking, with a lawned garden and pathway leading to the front entrance. The rear garden is fully enclosed and attractively arranged, featuring a shaped lawn, planted borders, patio seating area and a decked terrace, ideal for entertaining. A garden shed provides additional storage.

### Location

Bramling Cross Road is conveniently positioned close to a local primary school and convenience shop, with Burton upon Trent town centre within easy reach. The property is well placed for commuters, offering excellent road connections to the A38 and A50, providing onward links to Derby, Lichfield and Uttoxeter.



### Room Measurements

Fitted Kitchen – 3.05m x 2.13m (10'0" x 7'0")

Lounge Diner – 4.78m x 4.24m (15'8" x 13'11")

Study / Reception Room – 2.95m x 2.34m (9'8" x 7'8")

Utility Room – 2.36m x 2.03m (7'9" x 6'8")

### First Floor

Bedroom One – 3.18m x 2.90m (10'5" x 9'6")

Bedroom Two – 2.49m x 2.13m (8'2" x 7'0")

Bedroom Three – 2.77m x 2.03m (9'1" x 6'8")





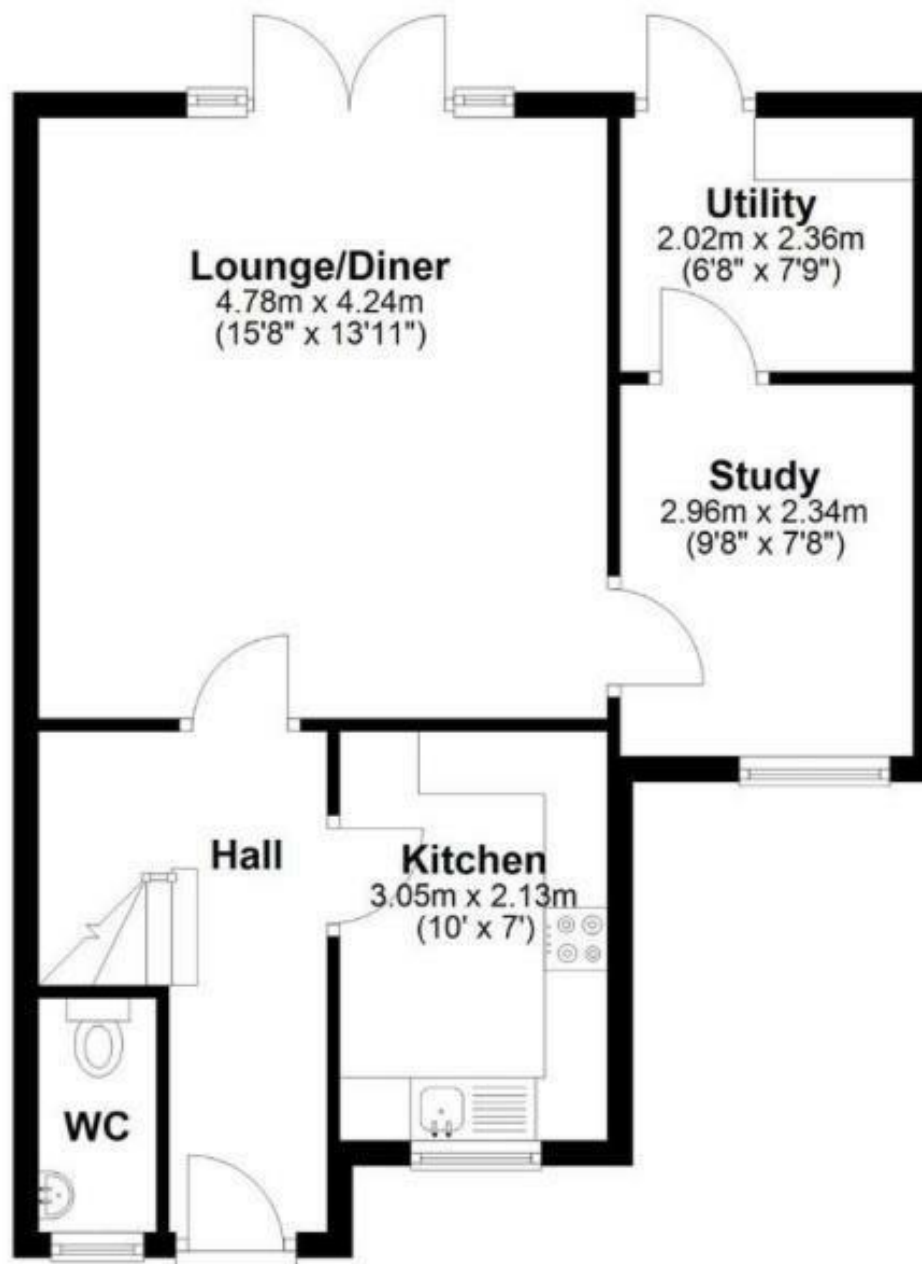




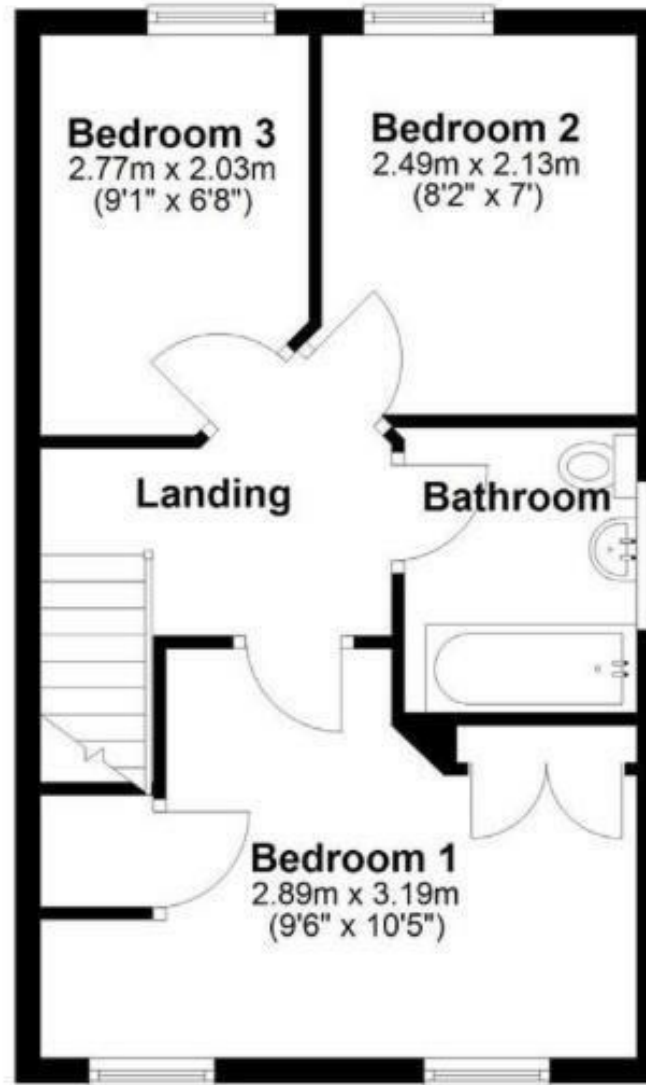


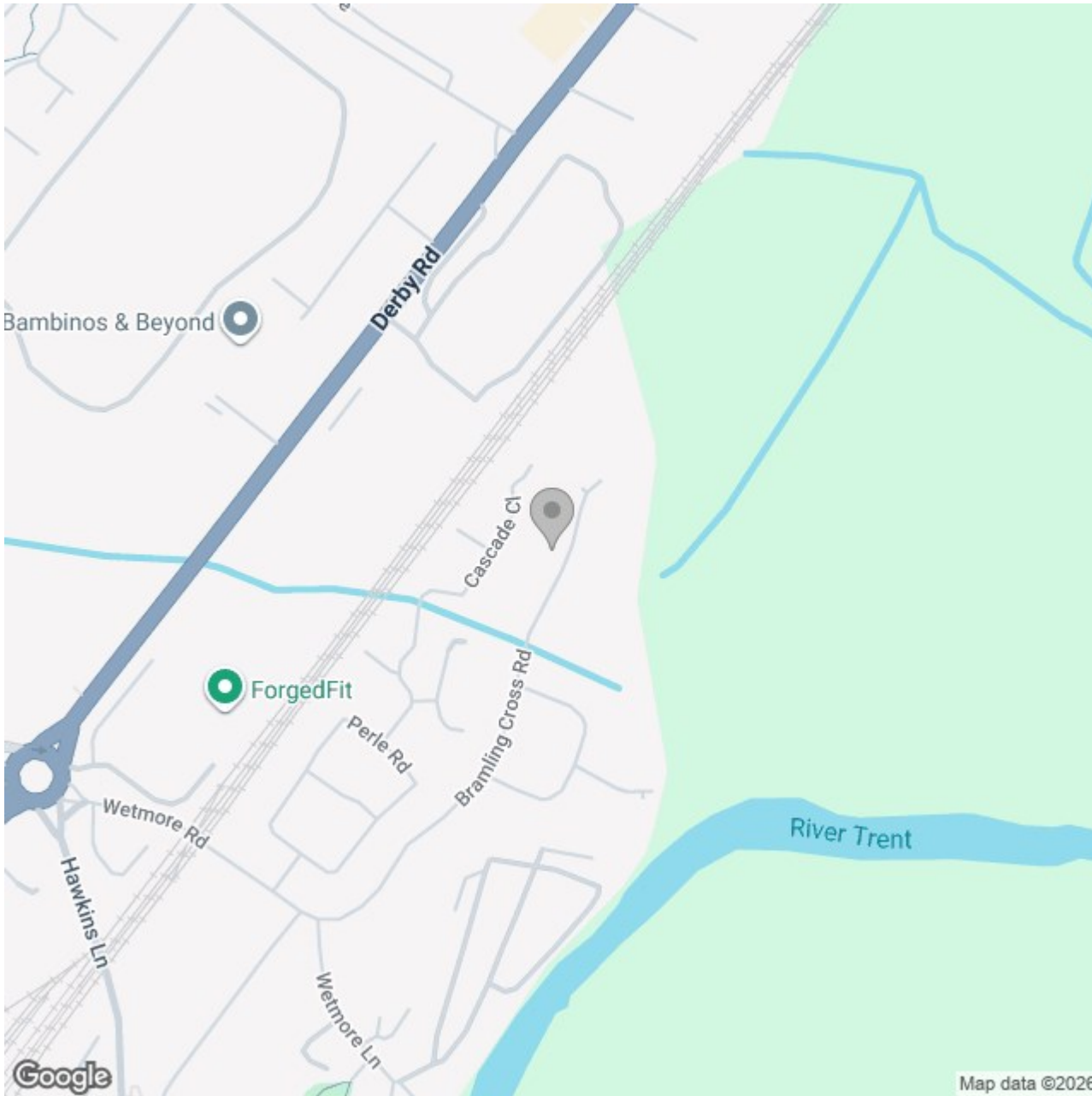


## Ground Floor



## First Floor





## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(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>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	