ABODE
SALES & LETTINGS

Perle Road, Burton On Trent, DE14 1DN

Asking Price £318,500



https://www.abodemidlands.co.uk







An immaculately presented four-bedroom detached family home occupying a pleasant position within a popular residential development. Offering well-balanced accommodation throughout, this impressive home benefits from a spacious living room, a versatile study, a useful utility room, a guest WC, and a superb open-plan kitchen living area which flows seamlessly into a sitting room overlooking the rear garden. The first floor provides four well-proportioned bedrooms, including a generous principal bedroom with fitted wardrobes and an new vanity units in the en-suite shower room, alongside a modern family bathroom. Externally the property enjoys a substantial driveway providing ample off-street parking together with a landscaped rear garden designed for low-maintenance enjoyment. Early viewing is strongly recommended.

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Accommodation

Ground Floor

Accommodation begins via the front entrance door leading into a welcoming entrance hallway with stairs rising to the first floor and doors leading to the principal ground floor accommodation.

Positioned to the front elevation is a spacious living room featuring a contemporary fireplace creating an attractive focal point and providing ample space for sofas and living room furniture.

The study offers a versatile space which is currently utilised as a home office but could equally serve as a playroom, hobby room or additional reception room depending on a purchaser's requirements.

To the rear of the property is the impressive open-plan kitchen living area. The kitchen is fitted with a range of matching wall and base units with preparation work surfaces, integrated appliances, inset sink and drainer, and space for everyday dining and seating. The room provides an excellent social hub for modern family living.

An opening leads through to the sitting room which enjoys views over the rear garden and provides a further reception area with French doors opening onto the patio.

Completing the ground floor is a useful utility room providing additional storage and appliance space together with a guest WC fitted with a two-piece suite.



First Floor

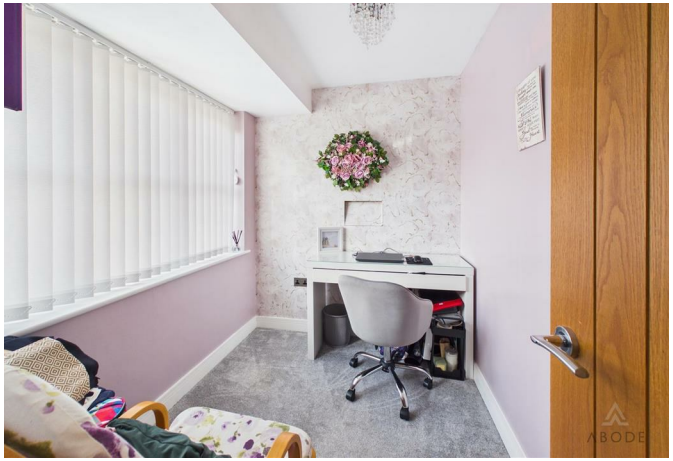
The first-floor landing provides access to all four bedrooms and the family bathroom.

The principal bedroom is a generous double room benefiting from fitted wardrobes and a modern en-suite shower room fitted with a contemporary suite including shower enclosure, wash hand basin and low-level WC.

Bedroom two is another excellent double bedroom








Beer Garden






Gone to the Beach







offering ample space for bedroom furniture.

Bedroom three is a well-proportioned room currently utilised as a bedroom and would also make an ideal guest room.

Bedroom four is currently arranged as a bedroom and study space, making it ideal for those requiring a home office, nursery or additional bedroom accommodation.

The family bathroom is fitted with a modern suite comprising a panelled bath, separate shower enclosure, wash hand basin with vanity storage and a low-level WC.

Outside

The front elevation features a substantial driveway providing ample off-street parking for multiple vehicles together with a pathway leading to the front entrance door.

The enclosed rear garden has been designed with ease of maintenance in mind and enjoys a good degree of privacy. A paved patio provides an ideal space for outdoor dining and entertaining, whilst the artificial lawn offers year-round usability. Mature planted borders, decorative shrubs and a timber garden shed complete the outdoor space.

Location

The property is positioned within a popular residential area offering convenient access to a range of local amenities, supermarkets, leisure facilities and highly regarded schools. Excellent transport links are available nearby with straightforward access into Burton upon Trent town centre, the A38 and surrounding Staffordshire villages, making this an ideal location for commuters and families alike.



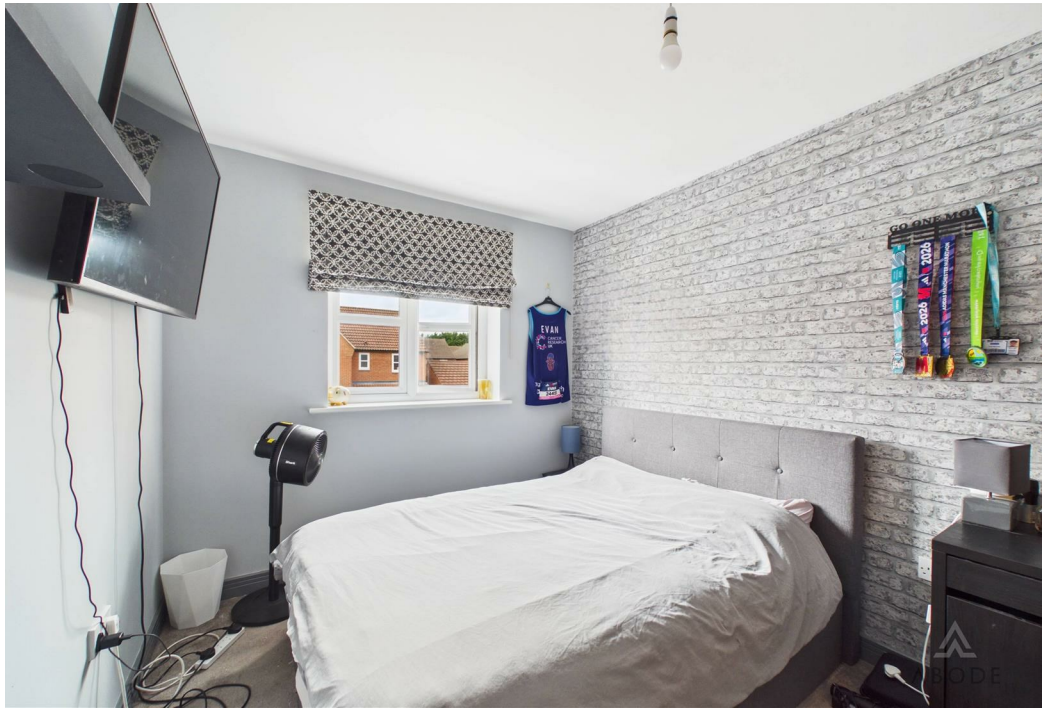




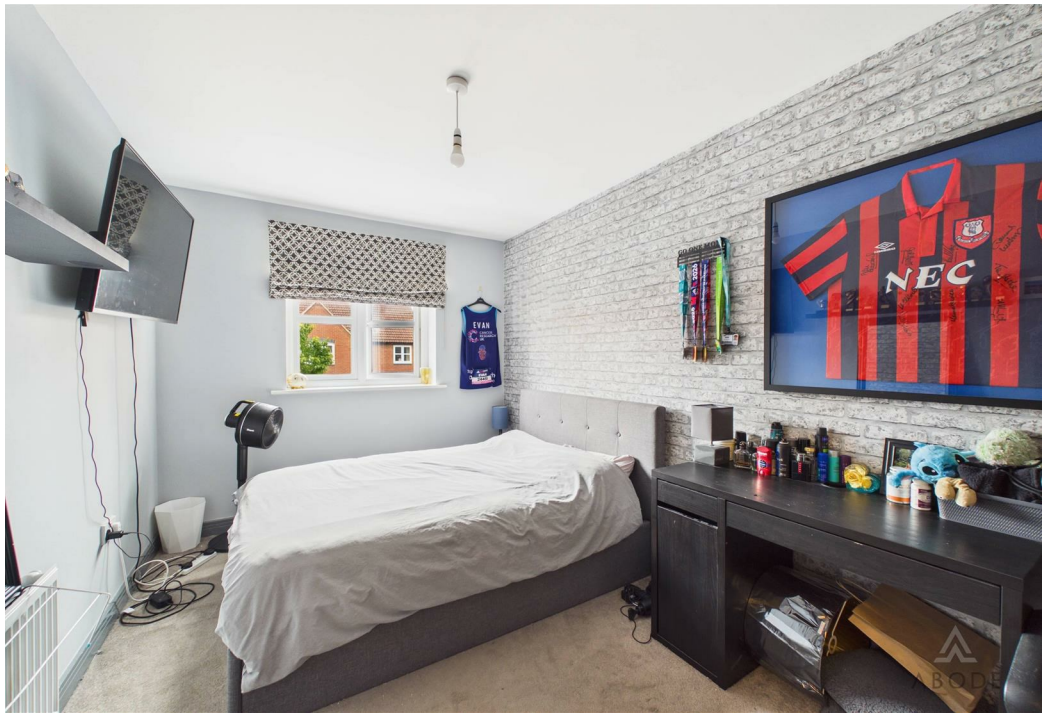







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Approximate total area(1)

74.6 m²

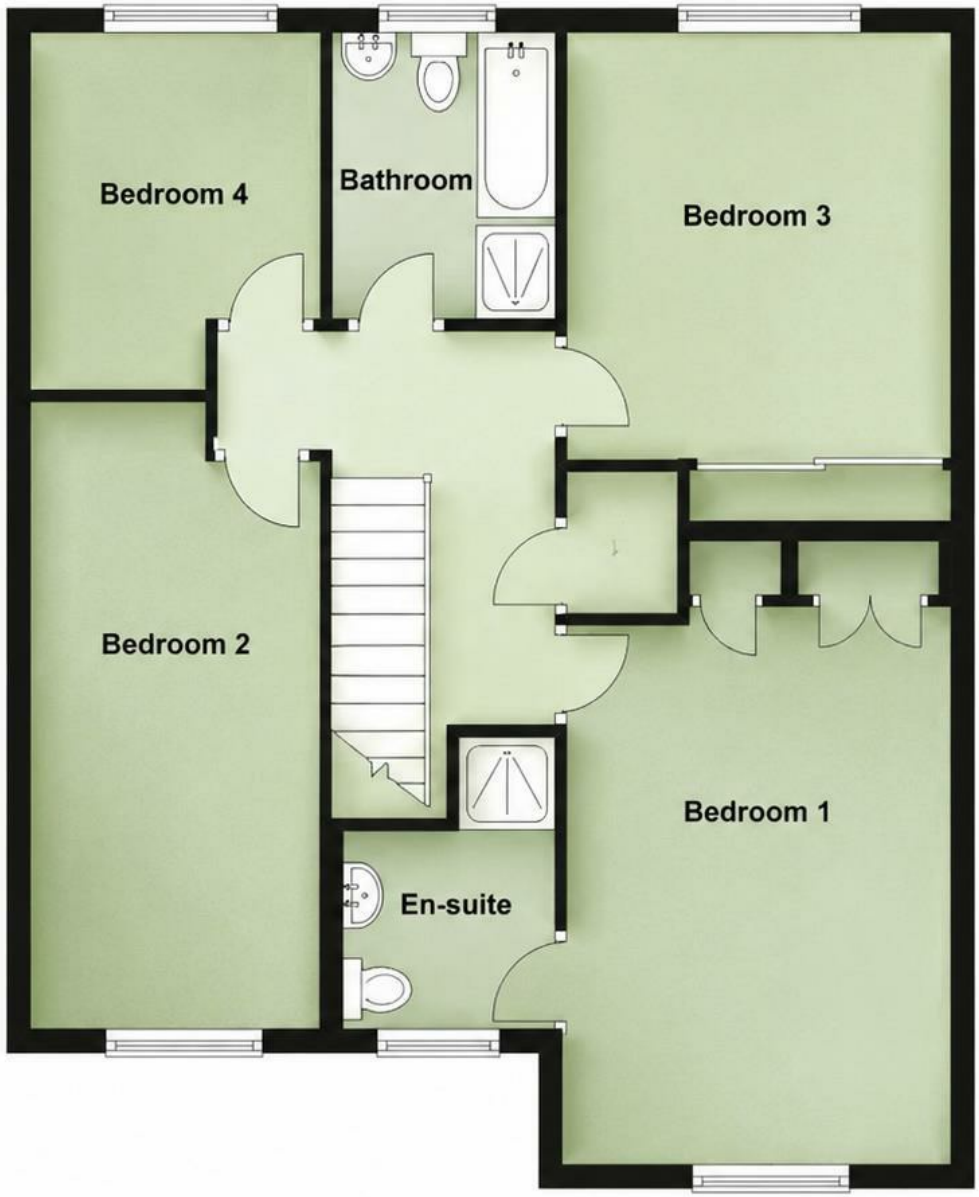
804 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

First Floor





Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(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	

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