

Mayfield Road

Burton-on-Trent, DE15 0JT

John 
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The background image shows a modern interior. On the left, a staircase with grey carpeting and white balustrade leads upwards. To the right, a doorway opens into a bright room with white walls, a large mirror, and a television. The floor is covered in grey carpeting.

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£229,950

Situated in the popular Winshill area of Burton-on-Trent, this beautifully presented three-bedroom detached home offers a particularly attractive combination of stylish interiors, excellent parking and a superb south-facing garden. The property extends to approximately 915 sq ft and has been exceptionally well cared for, with the ground floor having been tastefully updated to create a bright, contemporary and welcoming home.

Mayfield Road is well placed for local amenities, with shops and everyday facilities available within the surrounding Winsill area, while Burton-on-Trent town centre is approximately 1.5 miles away, providing a wider range of shopping, leisure and dining facilities. There are also several great schools nearby.

The area is served by regular bus services connecting Winsill with Burton and surrounding areas, while Burton-on-Trent railway station is around 1.4 miles away, providing rail connections towards Birmingham, Derby and beyond. Road links are also convenient, with the A511 providing access towards Burton and Swadlincote and the A38 and M42 readily accessible for longer journeys.

For buyers seeking a detached home with generous parking, a high standard of presentation and a genuinely impressive garden, this property deserves close inspection.

The property is entered via a welcoming front door into a bright and well-presented entrance hall, with stairs rising to the first floor and doors leading through to the principal reception accommodation.

A particularly attractive living room with a good degree of natural light provided by the front-facing window. The room is well proportioned and has been tastefully decorated, featuring contemporary wood panelling to one wall which creates an attractive focal point and gives the room a modern, stylish feel.

From the living room, a door leads through into the central dining room or additional reception area. This versatile space continues the contemporary styling of the living room, with further decorative wood panelling to one wall. There is also useful under-stairs storage accessed from this room, providing a practical space for household items.

Situated to the rear of the property and overlooking the garden, the kitchen has been fitted within the last couple of years and is a particular highlight of the home. It has a modern and stylish design, providing a smart and functional working environment, while the rear-facing window allows plenty of natural light and provides an attractive outlook over the garden.

The stairs rise from the entrance hall to the first-floor landing, giving access to all three bedrooms and the family bathroom.

A good-sized double bedroom with space for a range of bedroom furniture and enjoying a pleasant outlook.

A further double bedroom providing comfortable accommodation and excellent flexibility for family members or guests.

A versatile single bedroom which would also make an excellent home office, dressing room or study depending upon the purchaser's requirements.

The family bathroom is fitted with a bath, wash hand basin and WC, together with complementary fittings.

Outside: The front of the property is approached over an impressive block-paved driveway providing parking for at least three vehicles, a particularly useful feature for a three-bedroom detached property.

The rear garden is arguably one of the property's greatest assets. Private and south facing, it has been beautifully maintained and thoughtfully landscaped, combining a lawned area with attractive planted borders, an abundance of flowers and a separate stone-covered area. The garden has a wonderfully established and colourful appearance, providing an excellent space for relaxing and entertaining during the warmer months.

There is also a detached garage, which benefits from convenient access via a side door directly from the garden, making it particularly practical for storage, hobbies or general household use.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Please note: It is quite common for some properties to have a Ring doorbell and internal recording devices.

Property construction: Standard **Parking:** Driveway **Electricity supply:** Mains **Water supply:** Mains **Sewerage:** Mains

Heating: Mains gas (Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: Fibre

See Ofcom link for speed: <https://checker.ofcom.org.uk/>

Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

Local Authority/Tax Band: Staffordshire County Council / Tax Band C

Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA26082026

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Ground Floor

Approximate total area^m

85 m²
915 ft²



Floor 1



(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.

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Agents' Notes

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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