





Situated on Malvern Avenue in Burton-on-Trent, this detached family home occupies a generous plot and offers well-proportioned accommodation throughout. The property benefits from a driveway providing off-street parking, an integral garage, and a substantial rear garden, making it an excellent opportunity for buyers looking to personalise a home in a well-established residential location.



## Accommodation

### Ground Floor

The accommodation begins with an entrance porch leading into a central hallway, with stairs rising to the first floor and access to the principal ground floor rooms. To the front aspect, the lounge features a large window allowing for good natural light and opens through to a dining area, creating a spacious dual-aspect reception space ideal for both relaxing and entertaining. The dining area enjoys views over the rear garden via a bay-style window.

The kitchen is positioned to the rear of the property and is fitted with a range of wall and base units, work surface space, and room for appliances. A door provides access to the side of the property, offering practicality for day-to-day use. A useful WC is also located off the hallway.

### First Floor

To the first floor, the landing provides access to three bedrooms, a separate shower room, and a family bathroom. The main bedroom is a generous double room, benefiting from fitted wardrobes and a front-facing window. The second bedroom is also a well-proportioned double, while the third bedroom offers versatility as a single bedroom, home office, or nursery.

The property is further complemented by both a family bathroom, fitted with a bath, wash hand basin, and WC, and a separate shower room, adding convenience for family living.



### Outside

To the front, the property is set back from the road behind a lawned garden with mature planting, alongside a driveway providing off-street parking and access to the garage.

The rear garden is a particular feature of the property, offering a generous and mainly laid-to-lawn space bordered by established shrubs and hedging. A patio area sits adjacent to the property, providing an ideal spot for







outdoor seating and entertaining, with steps leading down to the main garden area.

#### Location

Malvern Avenue is a well-regarded residential location within Burton-on-Trent, offering convenient access to a range of local amenities including shops, schools, and leisure facilities. The area is well placed for transport links, with easy access to the A38 providing routes to Derby, Lichfield, and beyond, as well as nearby train stations offering connections to Birmingham and surrounding areas.





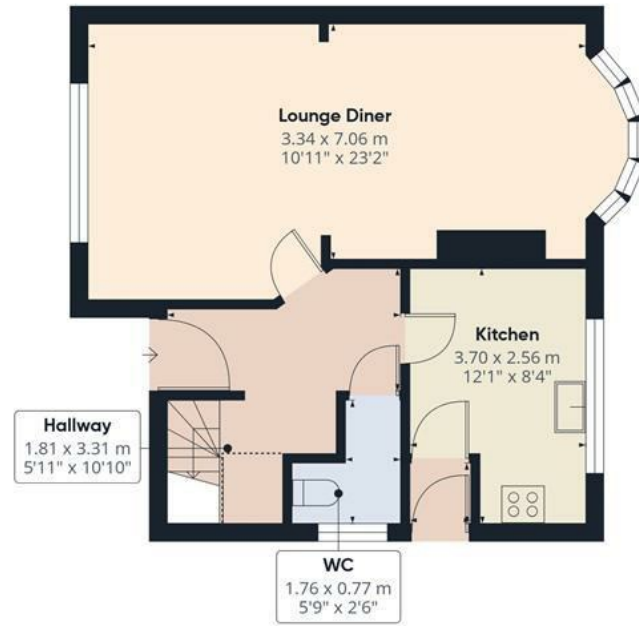






ABODE





Floor 0



Floor 1



**Approximate total area<sup>m</sup>**

86.2 m<sup>2</sup>

929 ft<sup>2</sup>

**Reduced headroom**

0.8 m<sup>2</sup>

9 ft<sup>2</sup>

(1) Excluding balconies and terraces

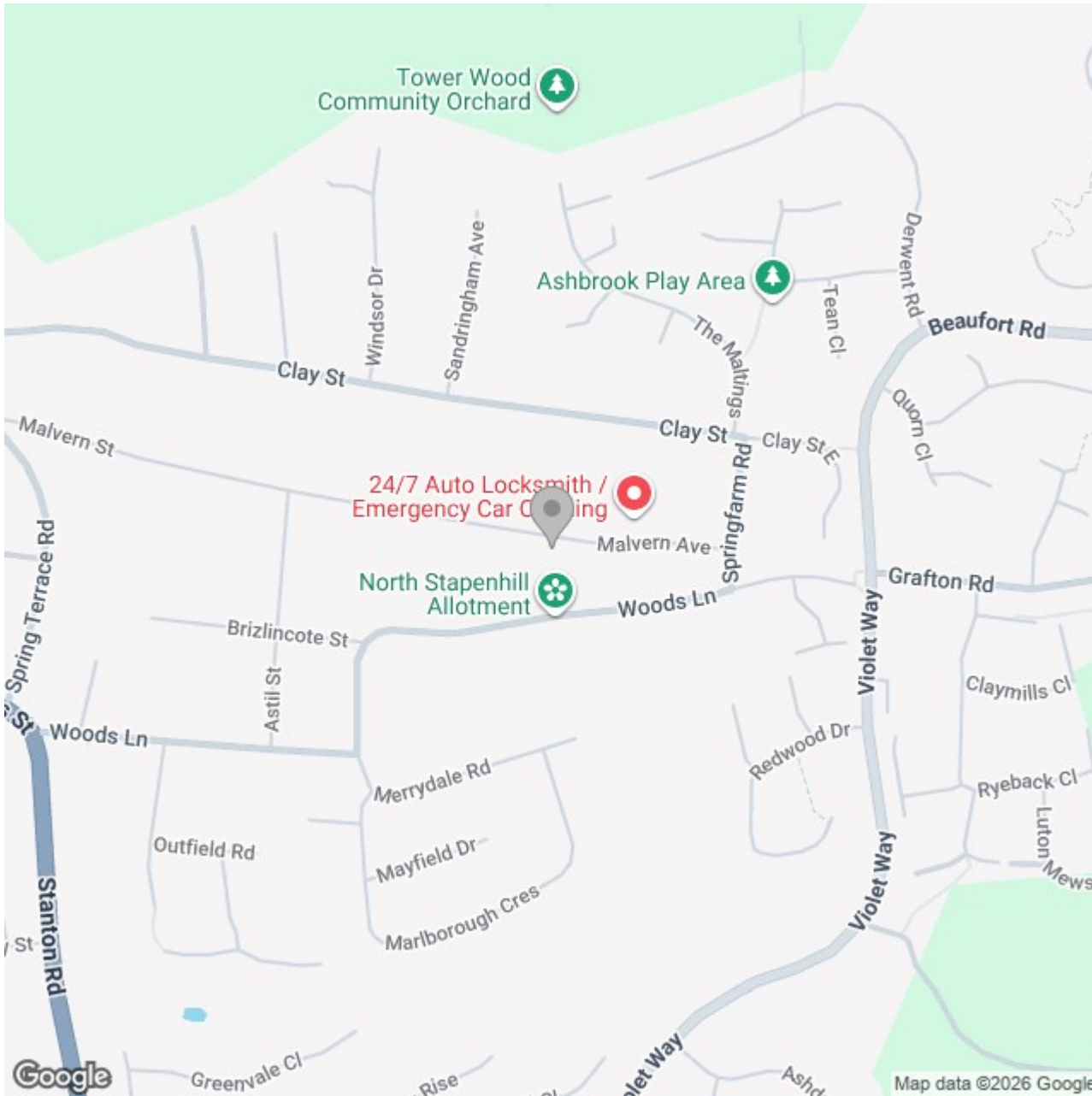
Reduced headroom

----- 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.

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## 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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	