





Situated in a well-established residential area close to Burton town centre, this traditional three-bedroom mid-terraced home offers well-proportioned accommodation, a generous rear garden and excellent access to local amenities and transport links. Ideal for first-time buyers, growing families or investors alike, the property combines character features with practical living space arranged over two floors.



## Accommodation

### Ground Floor

The accommodation begins with an entrance hallway providing access to the principal reception rooms and staircase rising to the first floor. To the front elevation is a bright living room featuring a bay window which allows for excellent natural light and creates an attractive focal point to the room.

Positioned centrally is a separate dining room, offering ample space for a family dining table and chairs, making it ideal for both everyday living and entertaining.

To the rear is the fitted kitchen, comprising a range of matching wall and base units with work surfaces over, integrated oven and gas hob with extractor above, inset sink and drainer positioned beneath the side window, and space for additional appliances. A door from the kitchen leads to the rear garden.

Completing the ground floor is a well-appointed family bathroom fitted with a white suite including a corner bath with shower over, wash hand basin and low-level WC, finished with complementary tiling.

### First Floor

The first floor landing provides access to three bedrooms. The master bedroom is positioned to the front and benefits from a built-in storage cupboard. Bedroom two is a further double room overlooking the rear garden, while bedroom three offers versatility as a single bedroom, nursery or home



office.

### Outside

To the front, the property is set behind a low brick boundary wall with a small forecourt area.

The rear garden is a particularly attractive feature of the home, enjoying a generous length and comprising a paved patio area directly adjoining the property, leading onto a lawned section with fenced boundaries. The garden







provides excellent space for outdoor seating, children's play or further landscaping, and includes useful storage sheds to the rear. Gated rear access is also available.

#### Location

The property is conveniently positioned within easy reach of Burton town centre, offering a wide range of shops, supermarkets, cafés and leisure facilities. Well-regarded local schools are nearby, along with good transport connections including regular bus routes and access to the A38 linking to Derby, Lichfield and Birmingham. Burton railway station is also within convenient reach, providing direct rail links to surrounding towns and cities.



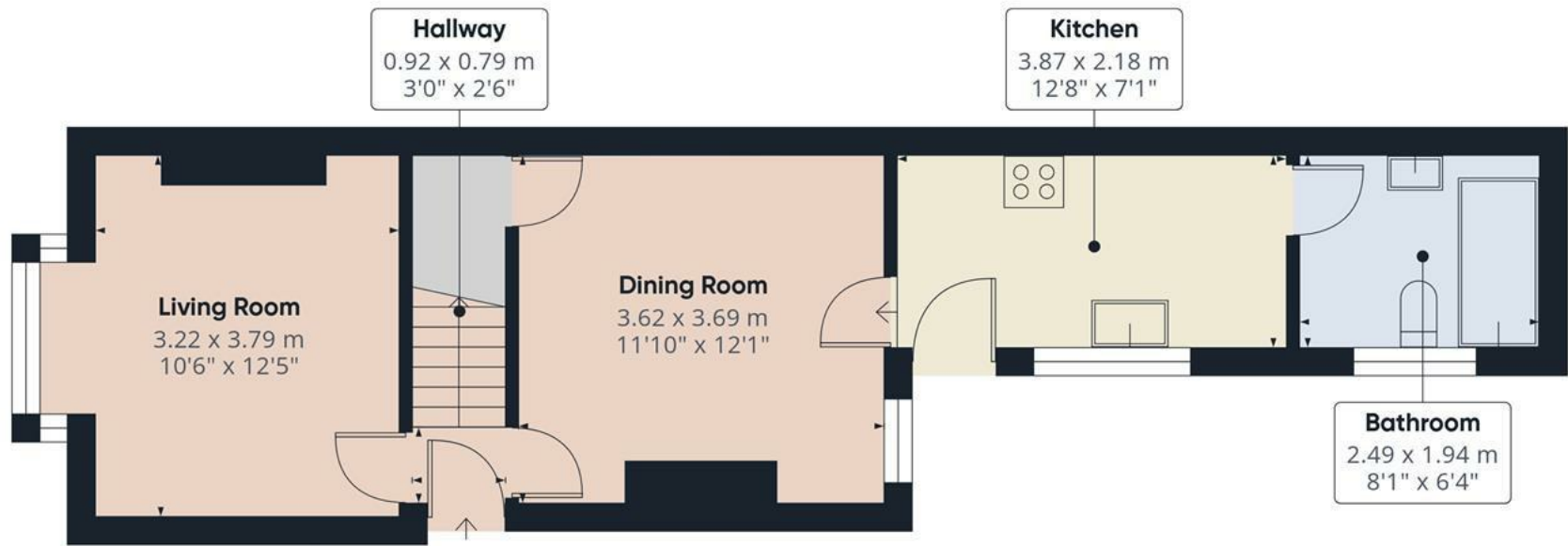












Floor 0



Floor 1



**Approximate total area<sup>(1)</sup>**  
80.8 m<sup>2</sup>  
871 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.

GIRAFFE360





## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>86</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>64</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	