





Situated within the popular area, this well-presented three-bedroom detached home offers spacious accommodation together with a generous driveway, integral garage and an attractive rear garden. The property has been maintained to a good standard throughout and benefits from a modern fitted kitchen, a full-width lounge diner across the rear elevation and an en-suite shower room serving the master bedroom. Offering well-proportioned accommodation ideal for a range of buyers, the property also enjoys good access to nearby amenities, schooling and transport links.



Accommodation

The accommodation begins via a front entrance door leading into a welcoming entrance hallway with stairs rising to the first floor and doors leading off to the kitchen, lounge diner and guest cloakroom. Positioned to the front elevation, the kitchen is fitted with a range of modern matching wall and base units with preparation work surfaces over incorporating a sink with drainer, integrated double oven, gas hob with extractor hood above and further appliance space. The lounge diner extends across the full width of the rear of the property, creating a spacious and versatile reception area with ample space for both seating and dining furniture. Sliding patio doors provide access out onto the rear garden whilst further windows allow for plenty of natural light throughout the room.

The first-floor landing leads to three bedrooms and the family bathroom. The master bedroom is a particularly generous double room benefitting from fitted wardrobes together with access into a modern en-suite shower room fitted with a three-piece suite incorporating a shower cubicle, wash hand basin and low-level WC. Bedroom two is another well-proportioned double room, whilst bedroom three offers versatility for use as a child's bedroom, dressing room or home office. The family bathroom has been refitted with a modern suite including a bath with shower over, wash hand basin with vanity storage below and low-level WC together with complementary tiling and a heated towel rail.

Externally, the front elevation offers a block-paved



driveway providing off-street parking for multiple vehicles and access into the integral garage. A gated side access leads through to the enclosed rear garden which has been landscaped for ease of maintenance and features patio seating areas, shaped pathways, decorative planted borders, an artificial lawn. A covered seating area adjacent to the rear of the property provides an ideal entertaining space overlooking the garden.

The property is positioned within the established Stapenhill area of Burton-on-Trent, offering convenient access to a

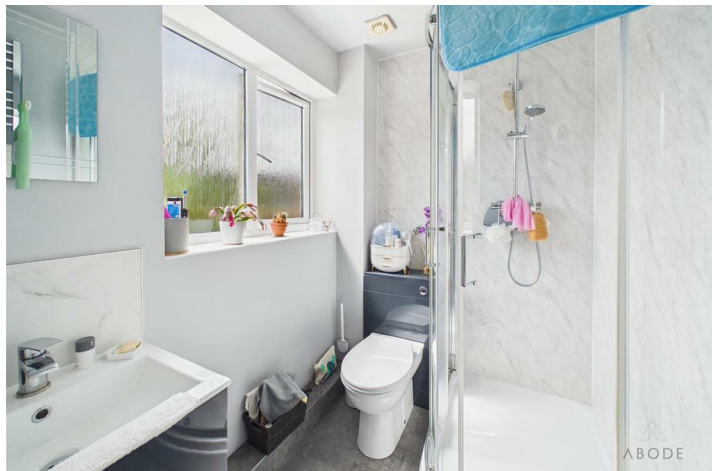




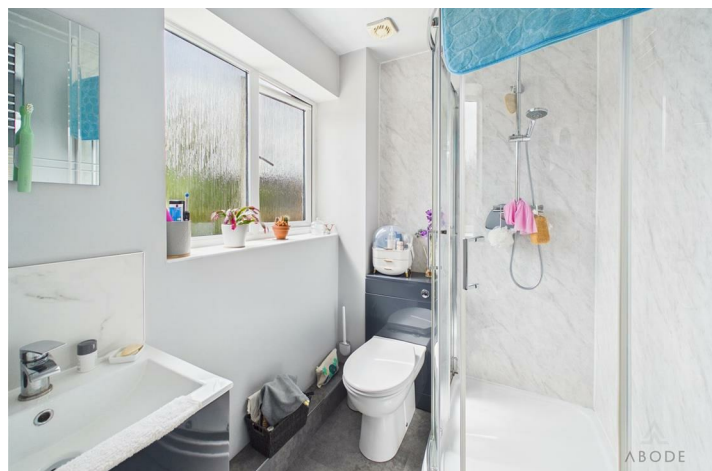
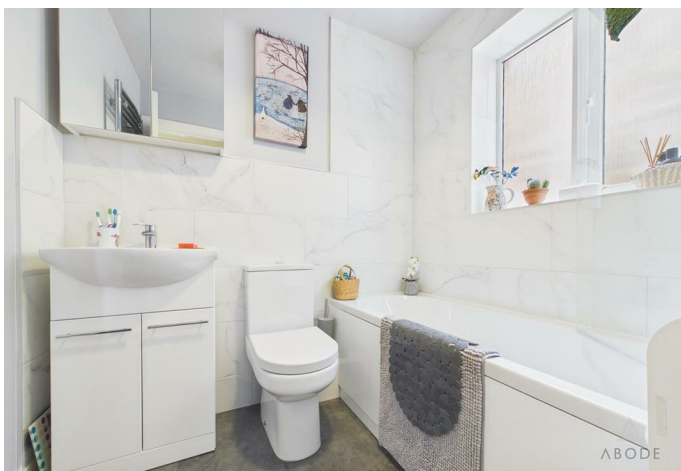


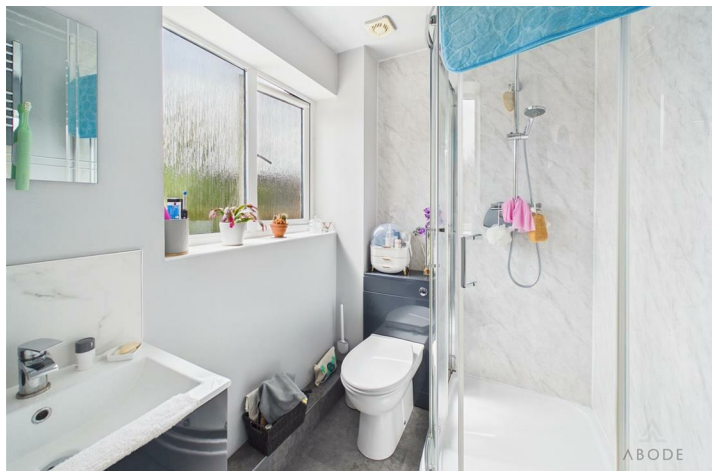
range of local amenities including shops, supermarkets and schooling. Nearby transport links provide straightforward access into Burton town centre together with the A38 connecting to Derby, Lichfield and Birmingham. The surrounding area also offers a variety of countryside walks and outdoor spaces nearby.

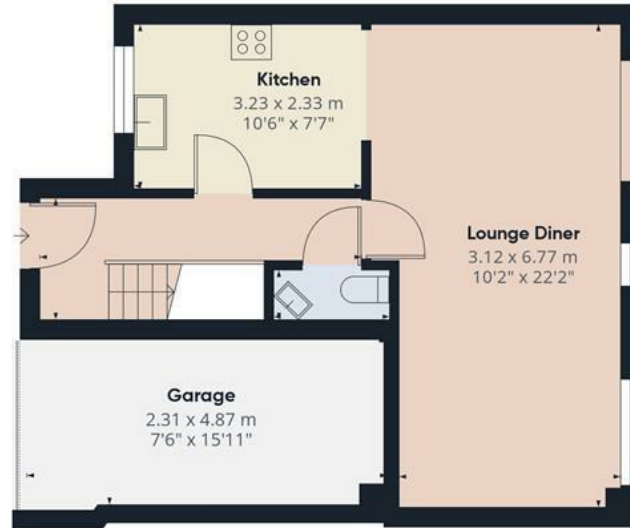












Floor 0

Approximate total area⁽¹⁾

81.2 m²

873 ft²



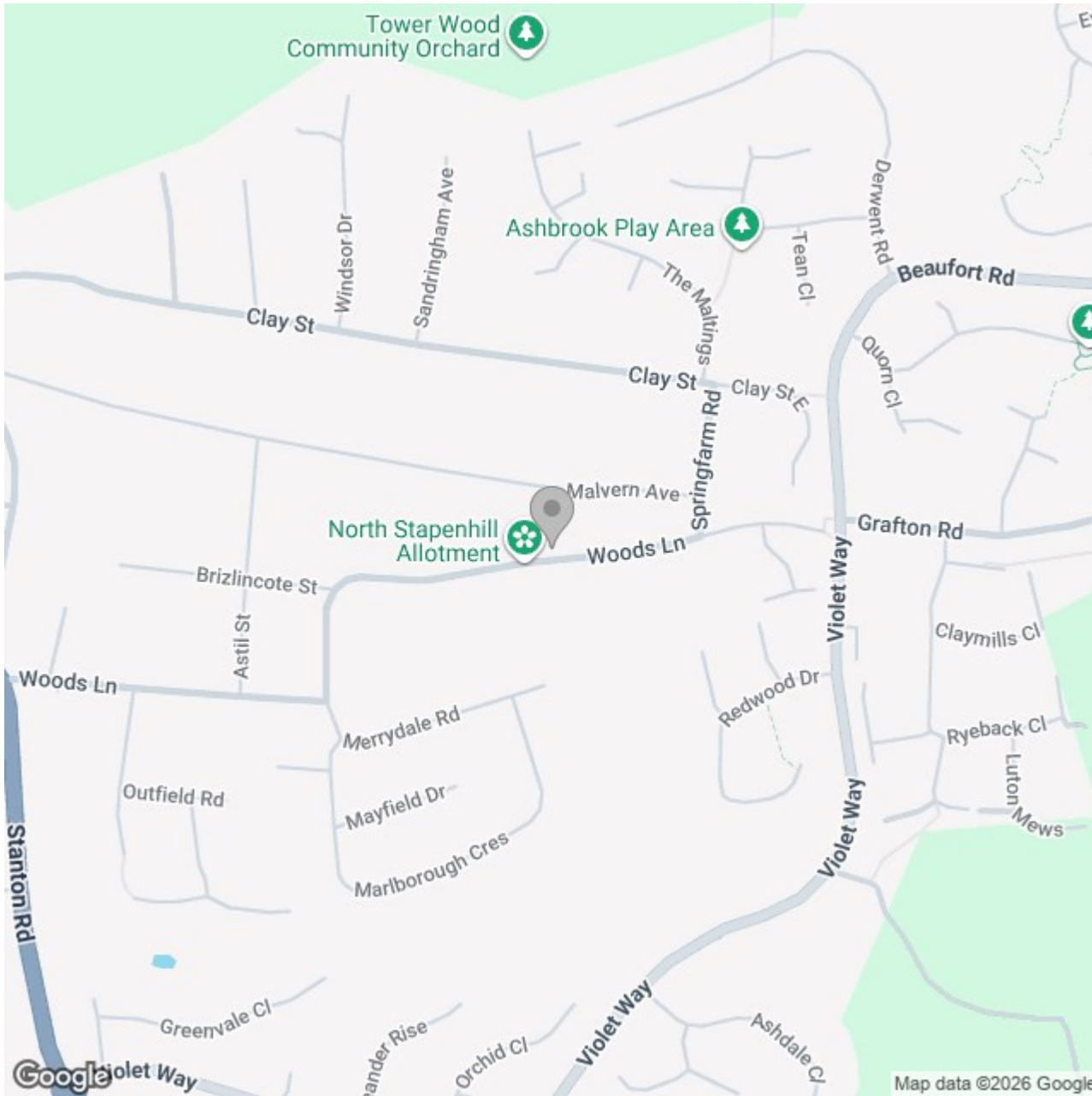
Floor 1

(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.

GIRAFFE360





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	