





A beautifully presented four-bedroom detached home, positioned on a generous plot and benefiting from a double garage and driveway providing ample off-street parking. The property has undergone significant upgrading by the current owners, most notably within the kitchen, which now features stylish quartz worktops and a full range of integrated Neff appliances, creating a high-quality and contemporary finish as well as new carpets and flooring. The home offers spacious and well-balanced accommodation throughout, ideal for modern family living.



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SALES & LETTINGS

Accommodation

Ground Floor

The accommodation opens into a welcoming entrance hallway with stairs rising to the first floor and access to the principal ground floor rooms. The living room is an impressive space, enjoying a dual aspect with French doors opening onto the rear garden, and is centred around a contemporary built-in Evonic electric fireplace, creating a focal point to the room.

To the rear, the kitchen diner has been upgraded within the last two years and now provides a superb space ideal for both everyday living and entertaining. It is fitted with a range of modern units complemented by quartz work surfaces and a matching dining table. Integrated appliances include a full suite of Neff appliances, including a full-size fridge and freezer, oven, combi oven/microwave, warming drawer, dishwasher, and induction hob. A boiling and filtered water tap and integrated food disposal further enhance the practicality of the space. French doors lead out to the garden, allowing for a seamless indoor-outdoor connection.

A separate utility room continues the high-quality finish, offering additional storage, work surface space, and appliance provision, with external access to the side.

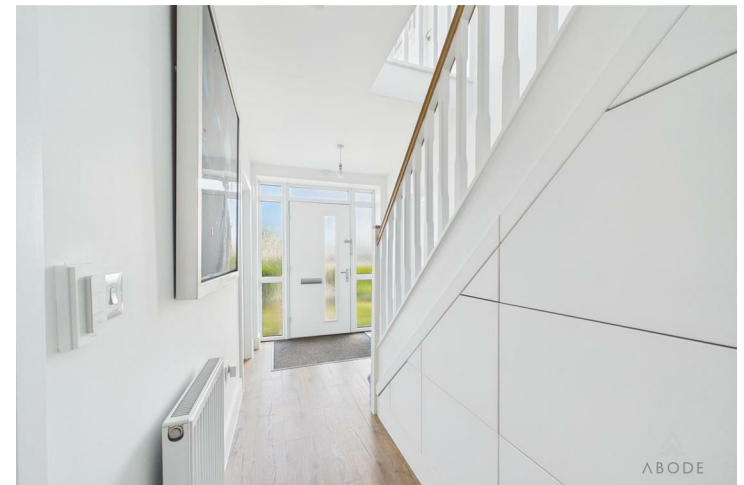
The ground floor also benefits from a dedicated study, fitted with a bespoke desk unit with quartz worktop and acoustic wood panelling, making it an ideal work-from-home environment. A WC



completes the ground floor accommodation.

First Floor

The first floor landing provides access to four well-proportioned bedrooms and the family bathroom. The principal bedroom is a particularly generous room, featuring fitted wardrobes and a modern en-suite shower room.







Bedrooms two and three are both comfortable doubles, while the fourth bedroom offers flexibility for use as a bedroom, nursery, or additional office space.

The family bathroom is well-appointed, comprising a bath, separate shower, wash hand basin, and WC, finished in a clean and modern style.

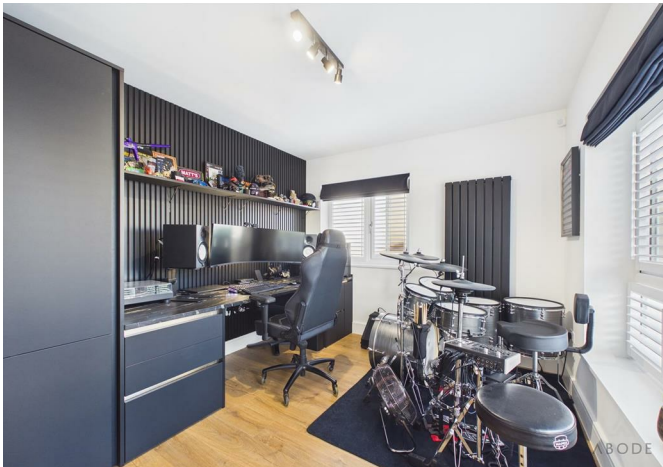
Outside

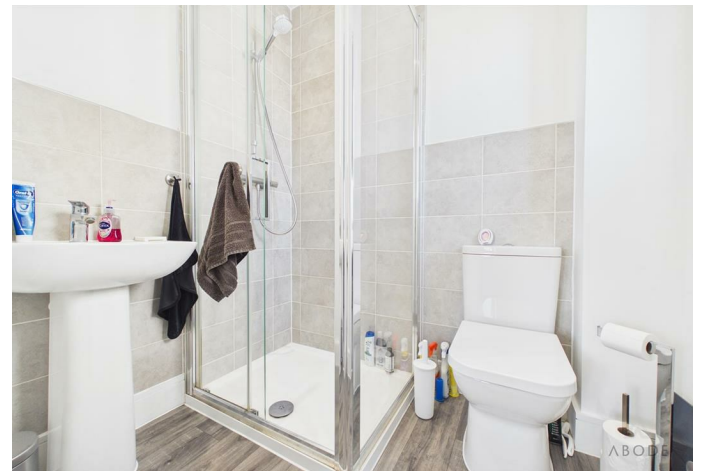
Externally, the property occupies a generous plot with a well-maintained rear garden, mainly laid to lawn with patio seating areas ideal for outdoor dining and entertaining. The garden is enclosed by fencing and walling, providing a good degree of privacy.

To the front, the property benefits from a double garage and a driveway providing ample off-street parking, a key feature for properties of this type.

Location

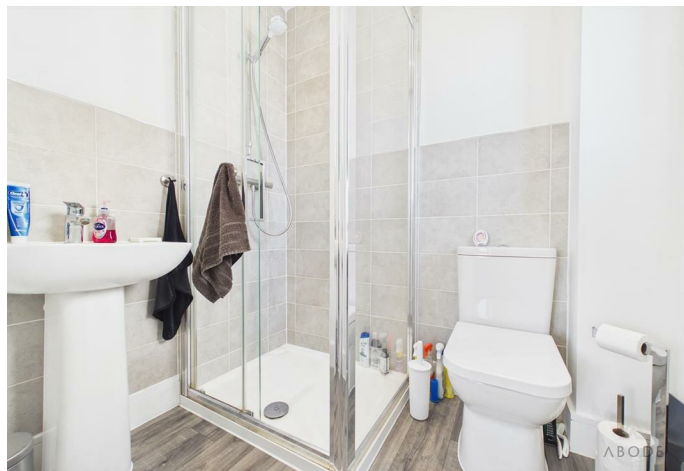
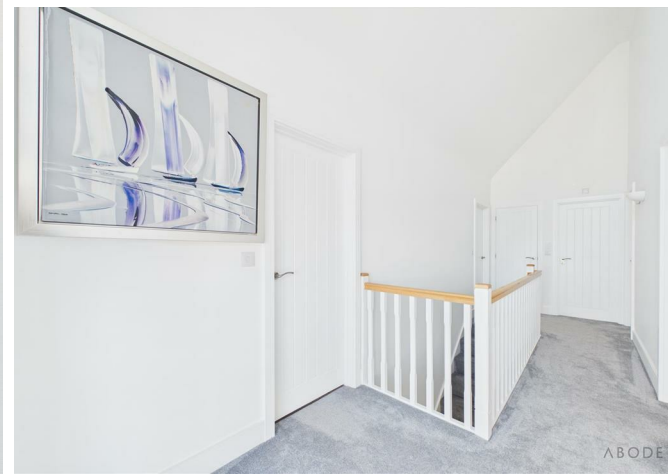
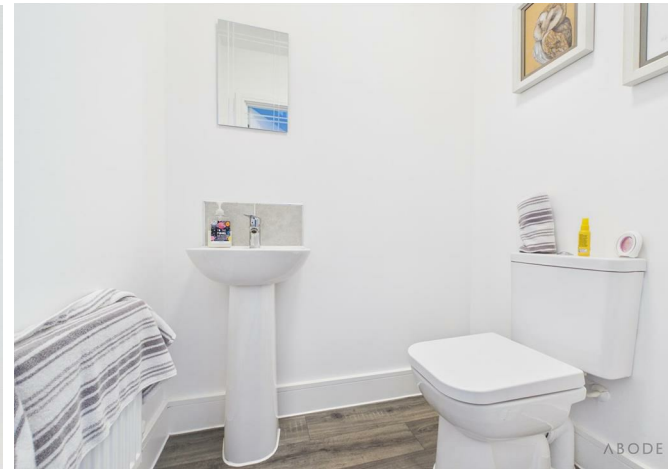
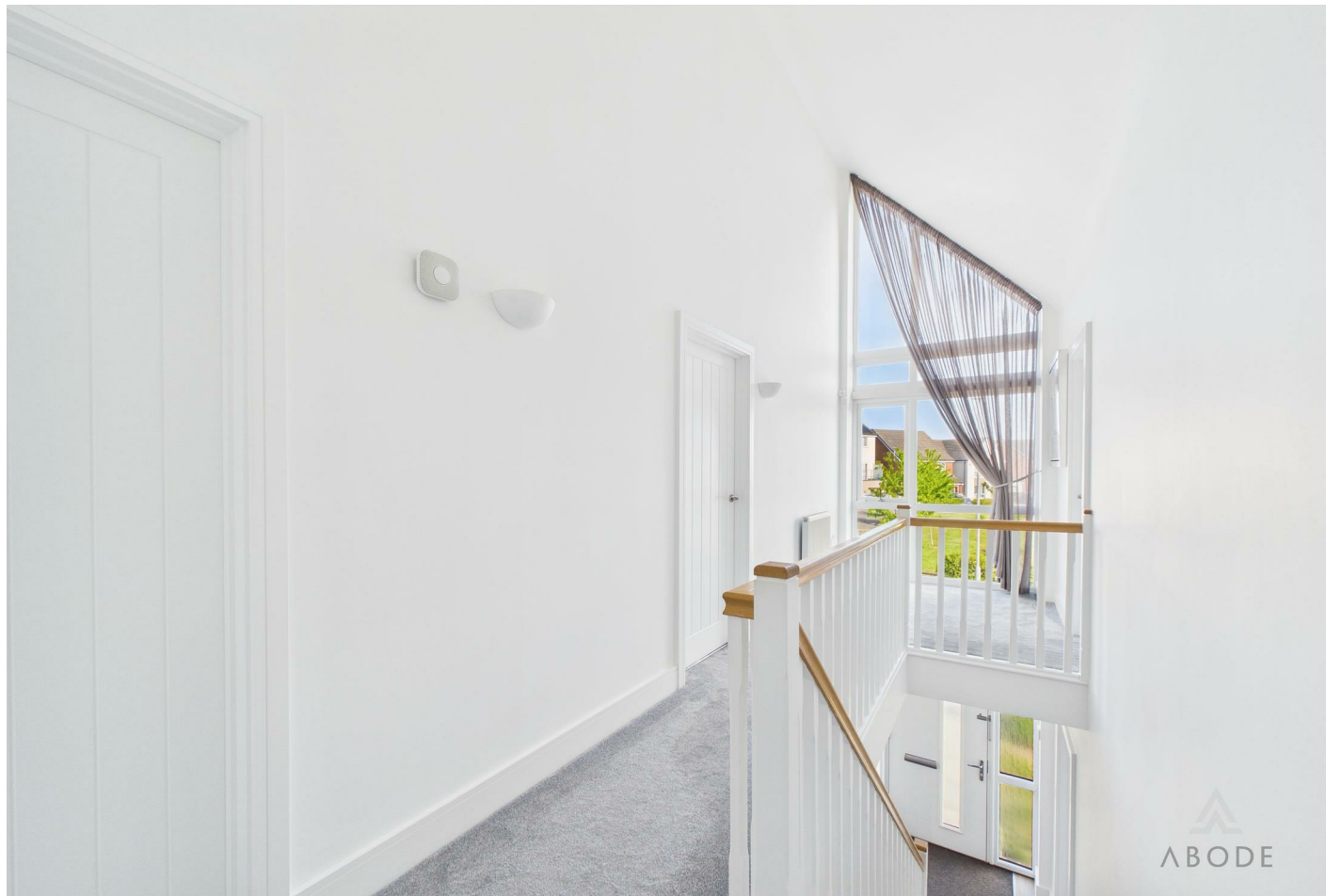
Situated within a popular modern development, the property is well placed for access to local amenities, schools, and transport links. The surrounding area offers a range of everyday conveniences, while nearby road networks provide easy access to Burton-on-Trent and beyond.

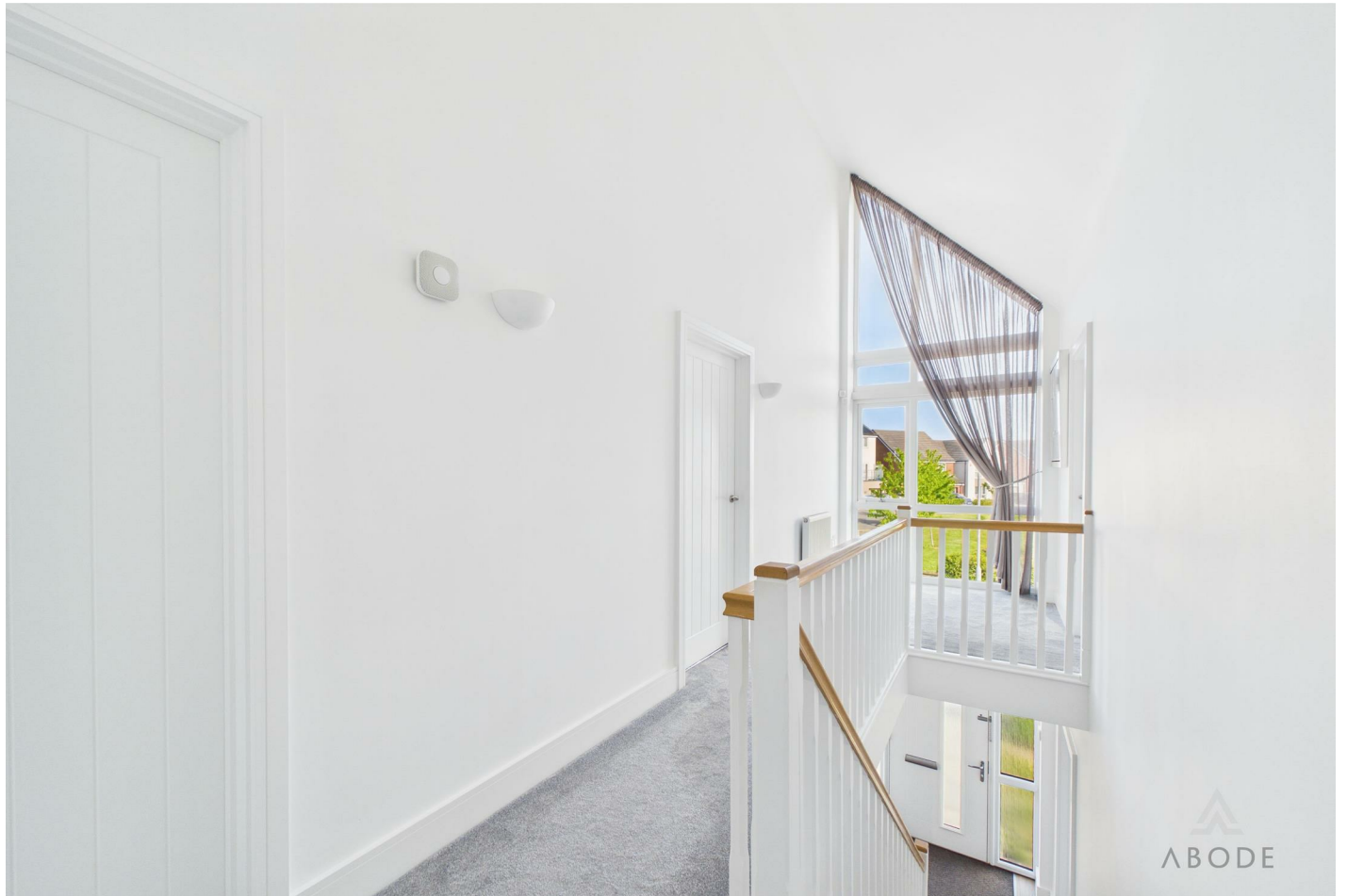
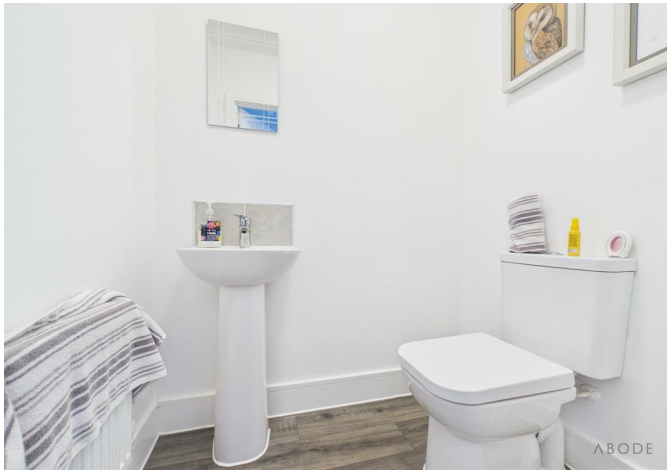


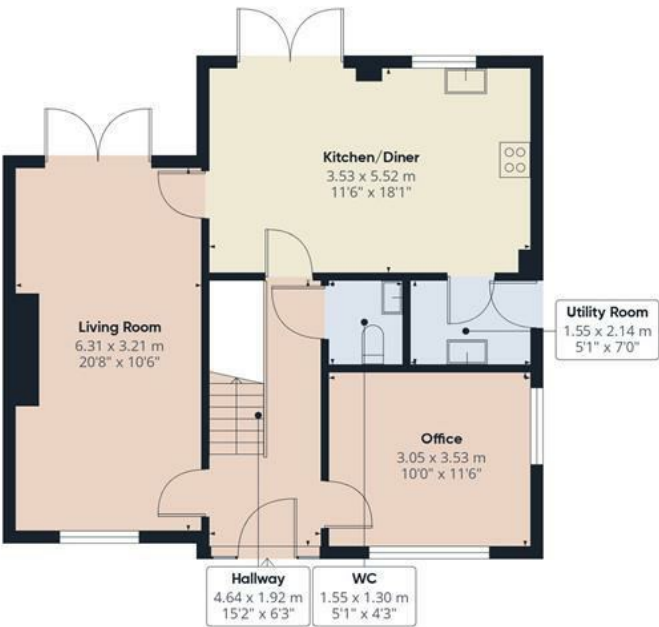












Floor 0

Approximate total area⁽¹⁾
127.4 m²
1373 ft²

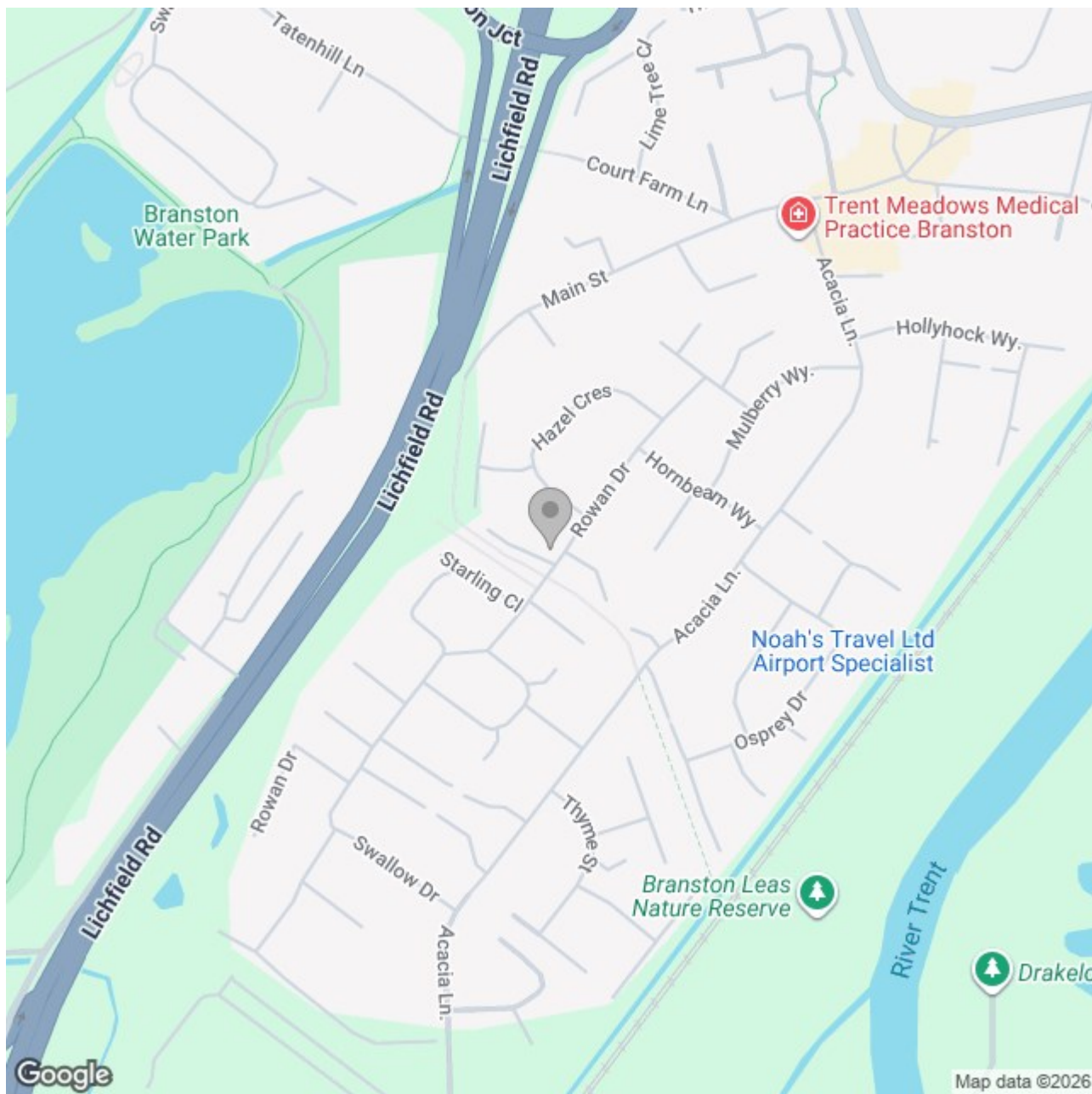


Floor 1



(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.



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 	