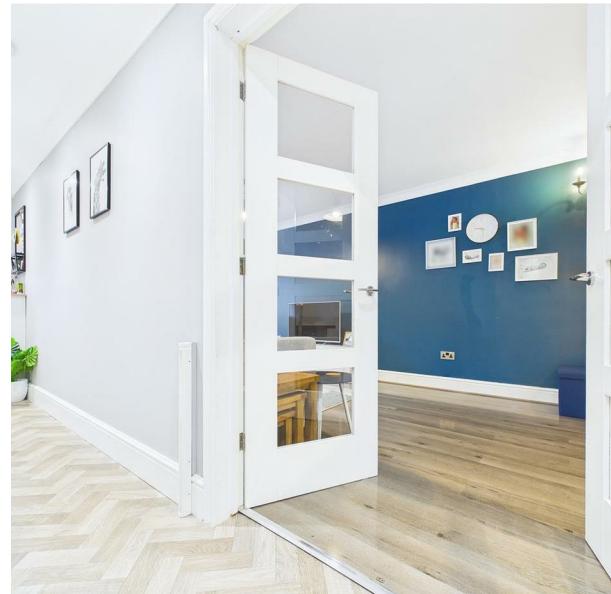


Avon Way, Burton-On-Trent, DE15 9FY

£335,000

Council Tax Band: D

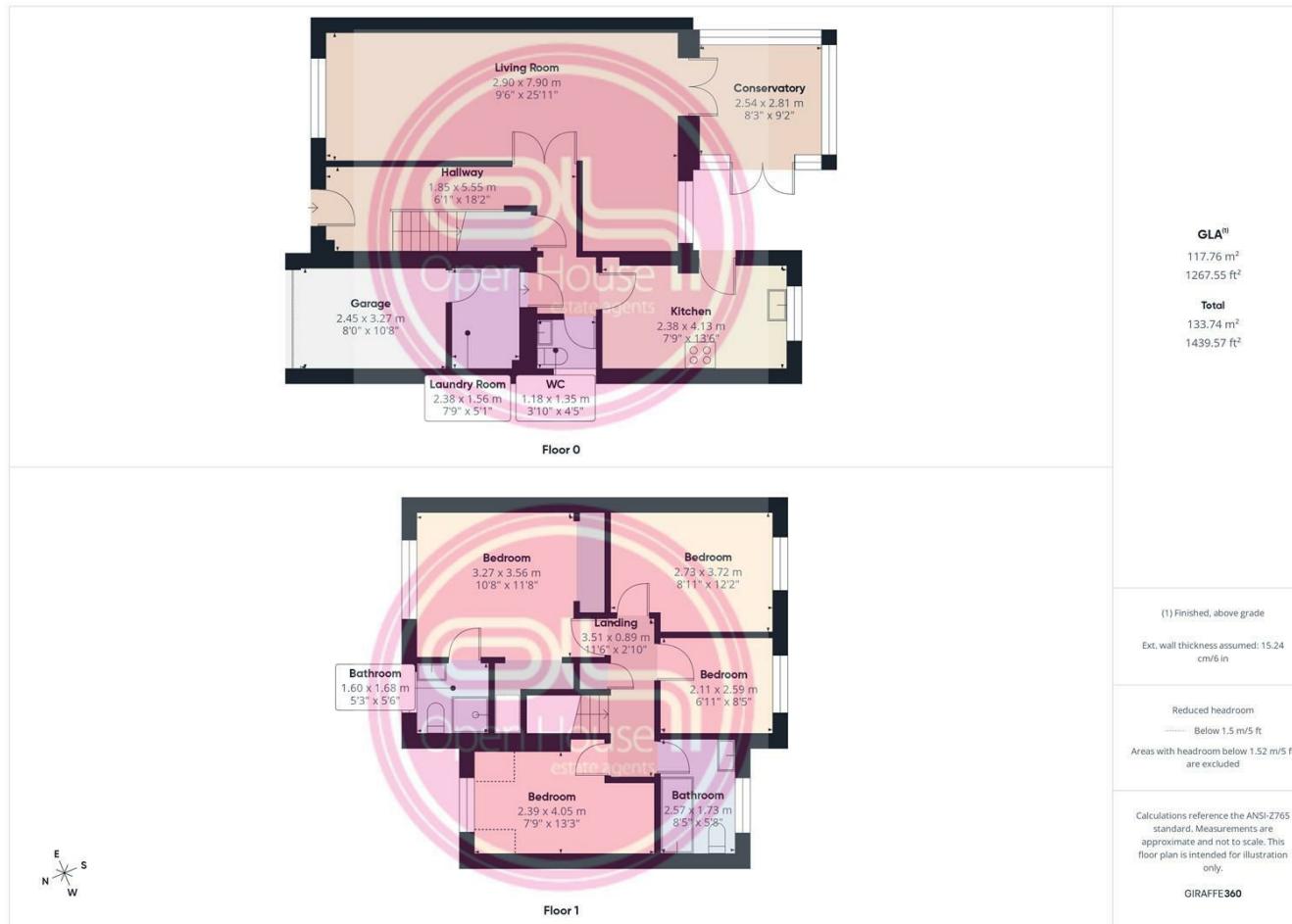


Situated in the ever-popular Brizlincote Valley, this well-presented and generously proportioned family home offers flexible accommodation ideal for modern family life. The area is particularly well regarded for its excellent primary and secondary schools, attractive green spaces including Tower Woods and the Community Orchard, and its superb transport links via the A444, A511 and A38, making it ideal for commuters. A wide range of nearby amenities and Burton town centre are also within easy reach.

Internally, the property offers a spacious living room, recently fitted kitchen with separate utility, WC, a bright conservatory, four well-proportioned bedrooms, an en-suite and a family bathroom, all arranged over two floors. Externally, the home benefits from access to the garage and pleasant outdoor space, making this a fantastic opportunity for growing families.



Open House Burton & Swadlincote



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	70	78
(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	