



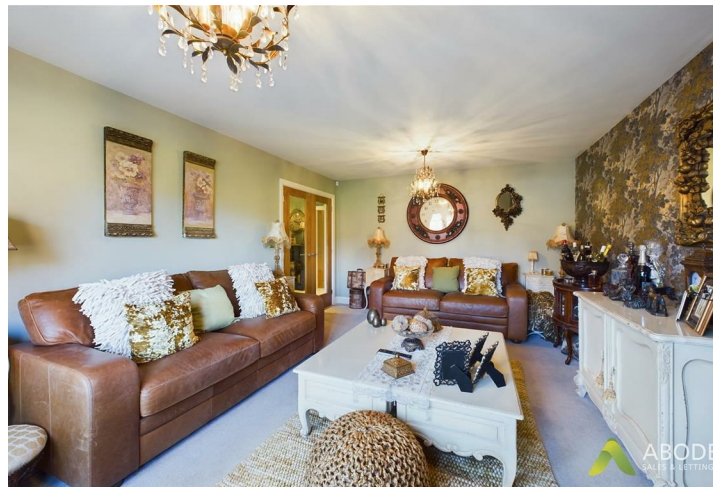




Nestled on the outskirts of Burton on Trent, this exceptional family home boasts a prime location with charming surroundings. The property features beautifully landscaped gardens, offering serene views of Branston Water Park.

The residence itself presents impressive family living spaces, including an inviting entrance hall, a sophisticated lounge, and a well-designed open plan dining kitchen with a snug area.

Upstairs, a landing leads to five bedrooms, two with en-suite facilities, complemented by a stylish family bathroom. Outside, a driveway provides ample parking and leads to an integral double garage, while the south-facing landscaped garden at the rear adds to the property's allure.



**ABODE**  
SALES & LETTINGS



### Reception Hall

Step through the partially glazed entrance door into a welcoming reception hall featuring a tiled floor, an elegant spindled staircase leading to the first floor, recessed ceiling lights, and a convenient understairs store cupboard.

### Cloak Room

Discover a practical cloakroom space with essential amenities including a wc, washbasin, recessed ceiling lights, and a central heating radiator for added comfort.

### Lounge

The inviting lounge beckons with glazed double doors that open to the hallway, providing a seamless flow. Two central heating radiators ensure warmth and comfort, while a large window to the front elevation brings in natural light.

### \*\*Open Plan Living Kitchen\*\*

#### Kitchen Area

A culinary haven awaits in the kitchen area, boasting a stainless steel sink set into a white quartz worktop. Ample base cupboards, integrated appliances, and under cupboard lighting make meal preparation a breeze. A window to the rear elevation adds a touch of natural ambiance.

#### Dining Area

The dining area, offering a lovely view of the rear gardens and enhanced by a central heating radiator.

#### Snug Area



Relax in the lounge area flooded with light from the window overlooking the rear garden. The ceramic tiling underfoot adds a touch of sophistication. Bi-fold doors leading out into the garden.

#### Utility Room

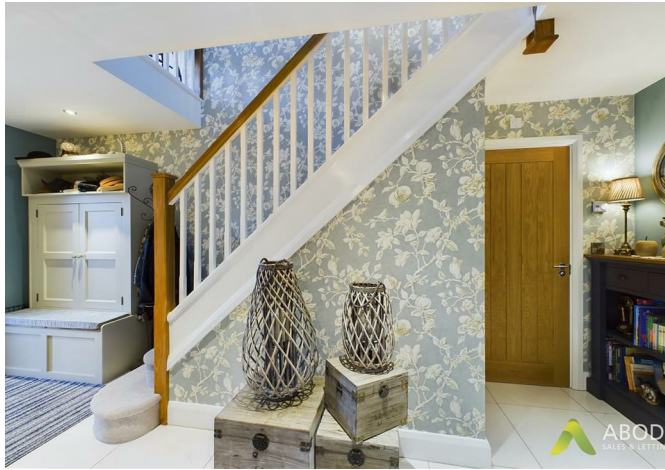
Experience convenience and functionality in the utility room, complete with a stainless steel sink, quartz worktop with tiled surrounds, fitted base and wall units, space for laundry appliances, central heating radiator. External door leading to a side garage door and garden.











#### First Floor Landing

Ascend to the first floor landing, where a window to the front elevation, central heating radiator, and a practical airing cupboard await. Access to the loft, thoughtfully equipped with shelving for storage, adds to the appeal.

#### Bedroom One

Retreat to bedroom one, featuring a central heating radiator, a window overlooking the front elevation, recessed ceiling light, and a stylish dressing area with a suite of built-in wardrobes for storage.

#### **\*\*En-Suite\*\***

Indulge in the luxurious en-suite retreat, showcasing twin wash basins, a relaxing bath, wc, a spacious shower cubicle, tasteful tiling to floors and walls, a ladder-style radiator, recessed ceiling lights, and a window to the side elevation.

#### Bedroom Two

Bedroom two, complete with a window offering a view of the rear elevation and a comforting central heating radiator.

#### En-Suite

Delight in the additional comfort of the en-suite, featuring a generous double-width shower cubicle, wc, washbasin, a stylish ladder-style radiator, coordinated tiling, recessed ceiling lights, a window to the rear elevation, and a central heating radiator.

#### Bedroom Three

Bedroom three, adorned with a window to the rear elevation and a central heating radiator.

#### Bedroom Four

Bedroom four, accented by a window overlooking the front and a central heating radiator.

#### Bedroom Five

Bedroom five, featuring a window to the rear elevation and a central heating radiator for optimal comfort.

#### Family Bathroom

Unwind in the elegant family bathroom offering a relaxing bath, wc, washbasin, separate shower cubicle, tasteful tiling adorning the floors and walls, soft recessed ceiling lights, and a window to the side elevation.

#### Outside

Experience a well-manicured frontage complimented by a block paved driveway leading to an integral double garage with electric up and over doors. The formal garden area showcases a variety of shrubs and a lawned space, featuring a spacious patio, ornamental wrought iron work, and a profusion of blossoming shrubs, plants. The rear area is equipped with outside power points, water taps, and ambient lighting to enhance the outdoor living experience.

Easy access to the canal tow path and the water park, providing lovely walks on your doorstep with beautiful views.























Floor 0

Approximate total area<sup>(1)</sup>

220.41 m<sup>2</sup>

2372.45 ft<sup>2</sup>



Floor 1

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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Floor 0

Approximate total area<sup>(1)</sup>

111.55 m<sup>2</sup>  
1200.71 ft<sup>2</sup>

(1) Excluding balconies and terraces.

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### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>93</b>
(81-91) <b>B</b>	<b>86</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 