







A superb opportunity to obtain a four bedroom semi detached property, situated within a popular residential area, located on a 0.29 acre plot. The property benefits from a driveway providing parking facility leading to the integral garage, two generous sized reception rooms, four double bedrooms, breakfast kitchen and a three piece family bathroom.





## Accommodation

Situated in a popular residential area on Burton Road, this property offers excellent access to a range of local amenities, including shops, well-regarded schools, and convenient bus routes. Ideal for family buyers, the property presents well-proportioned accommodation benefiting from gas-fired central heating, to be enjoyed as it stands but also offering considerable potential for further enhancement.

Notably, the home sits on a substantial plot of approximately 0.29 acres, featuring a private and expansive garden primarily laid to lawn, bordered by mature trees and hedges that provide a high degree of seclusion.

The ground floor comprises an entrance foyer leading into a welcoming hallway, a bay-windowed front sitting room, an extended rear lounge-diner with views over the garden, a breakfast kitchen, utility room, and a convenient ground-floor shower room. Upstairs, a landing leads to four well-proportioned bedrooms, a storage room, and a family bathroom.

## Outside

The property is accessed via a private service road serving five properties and a driveway provides parking for numerous vehicles. To the side and rear of the home are splendid gardens, the majority of the garden is laid to lawn, however cultivated to feature extensive formal planting areas and including evergreen trees, hedgerows and range of fruit trees.

## Measurements



Entrance Hall: 13' 10" x 7' 0" (4.21m x 2.13m)

Sitting Room: 12' 0" x 12' 4" (3.65m x 3.76m) extending to 15' 10"

Kitchen: 11' 10" x 13' 4" (3.60m x 4.06m)

Lounge Diner: 22' 5" x 12' 0" (6.83m x 3.65m) narrowing to 10' 3"

Master Bedroom: 12' 4" x 12' 0" (3.76m x 3.65m)

Bedroom Two: 12' 6" x 12' 0" (3.81m x 3.65m)

Bedroom Three: 10' 0" x 9' 2" (3.05m x 2.79m)

Bedroom Four: 10' 0" x 10' 4" (3.05m x 3.15m) extending to 11' 3"

Garage: 18' 2" x 10' 0" (5.53m x 3.05m)





















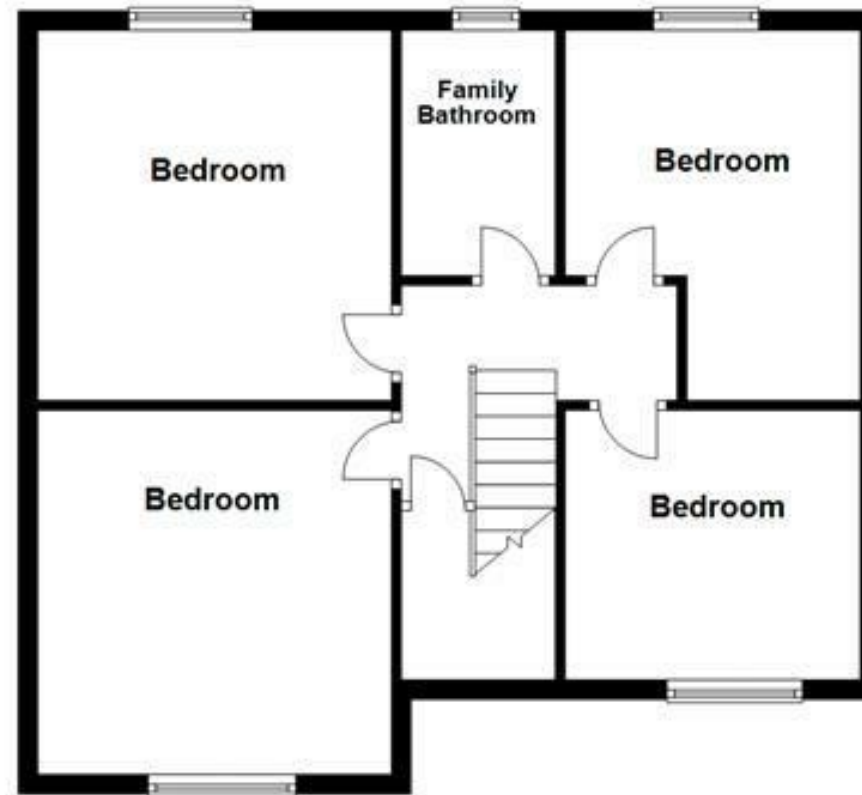
## Ground Floor

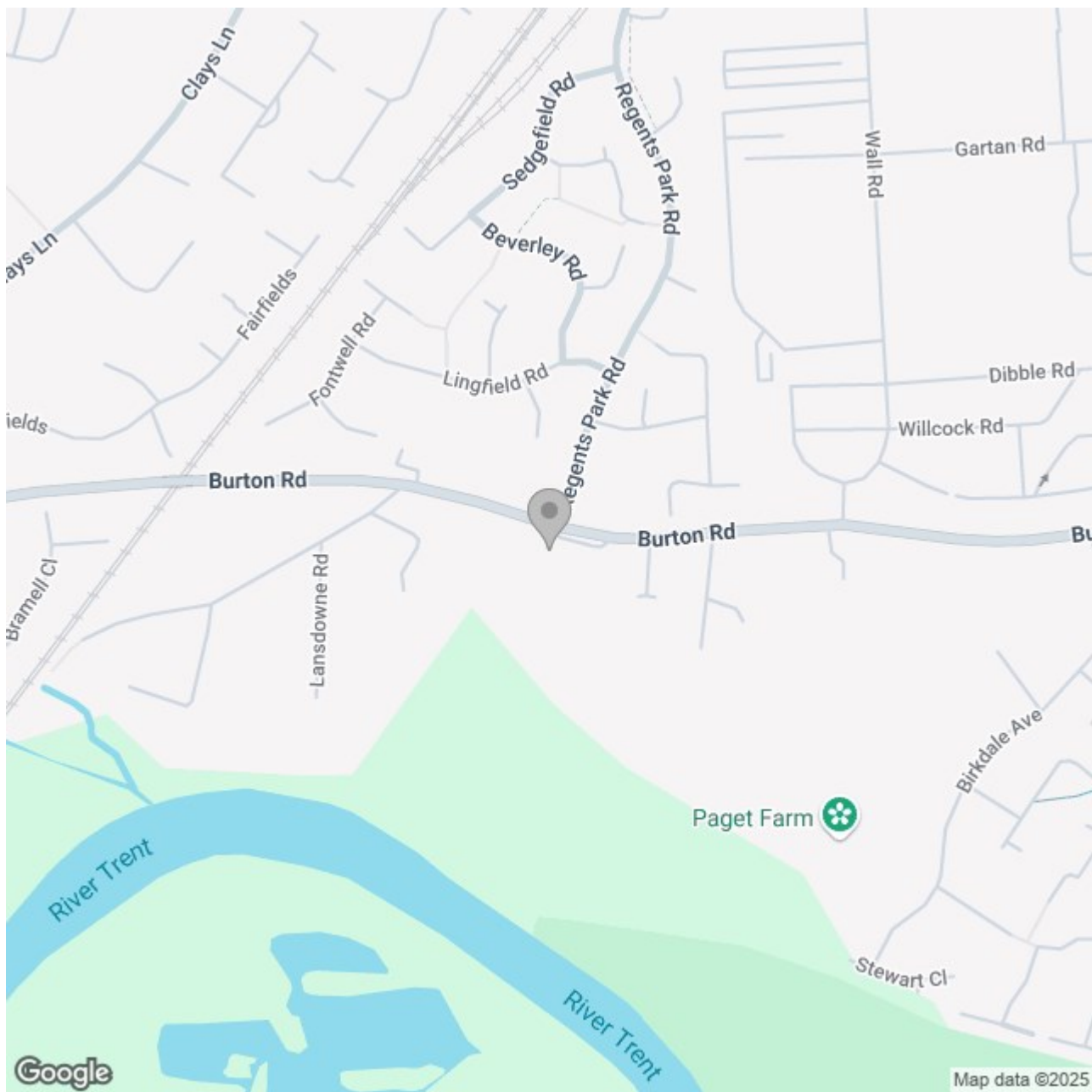


Please use as a guide to layout only. They are not intended to be to scale. Property of Abode Anderson-Dixon, Burton-Uttoxeter-Ashbourne  
Plan produced using PlanUp.



# First Floor





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>81</b>
(69-80) <b>C</b>	<b>68</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 