







This stunning detached bungalow, situated on a desirable road on the outskirts of Burton-on-Trent, offers modern living on a generous plot. Occupying an elevated position, the property has been tastefully upgraded to a high specification by the current owners. Please note that access involves several steps, making it unsuitable for individuals with limited mobility. Featuring a contemporary open-plan design, spacious living areas, and a landscaped garden, this property is a must-see.





## Accommodation

The property opens to an entrance porch and hall, leading to a spacious open-plan living, dining, and kitchen area. The kitchen is a highlight, featuring bespoke units with complementary worktops, including a fridge-freezer, washing machine, eye-level double oven, microwave, and ceramic hob with extractor. Bi-folding doors open onto a large decked terrace, providing an ideal space for entertaining. There are three generously sized bedrooms, along with a modern shower room/WC, fitted with a stylish suite.

## Outside

The front of the property features a low-maintenance garden, a garage, and a driveway providing parking for two vehicles. Steps lead to the elevated position of the bungalow, enhancing its sense of privacy and offering a commanding view. The enclosed rear garden is mainly laid to lawn and includes a terrace and decked area, perfect for outdoor relaxation and entertaining.



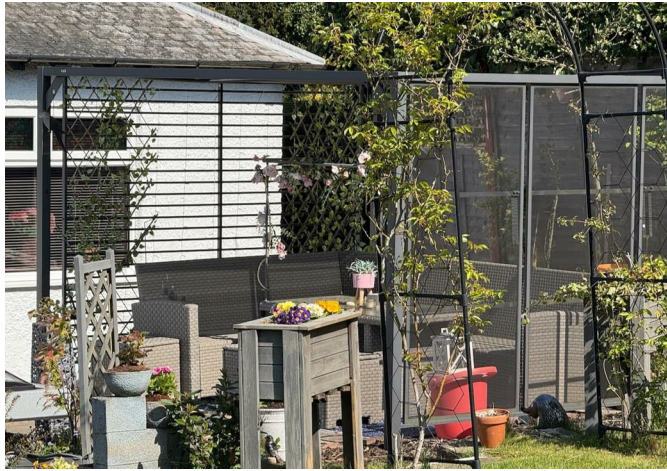










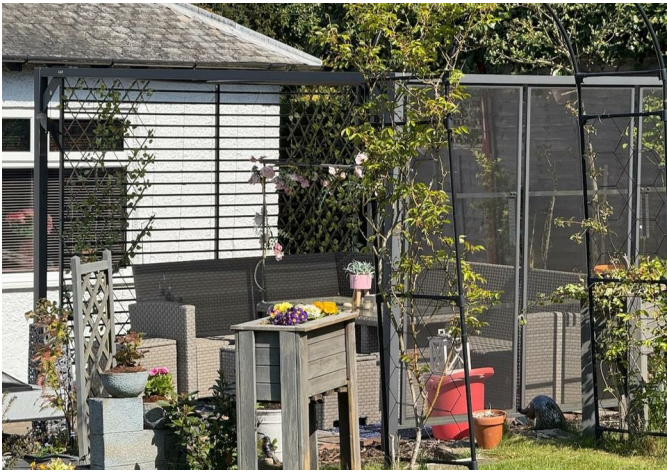
















Approximate total area<sup>(1)</sup>  
72.86 m<sup>2</sup>  
784.27 ft<sup>2</sup>

(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.

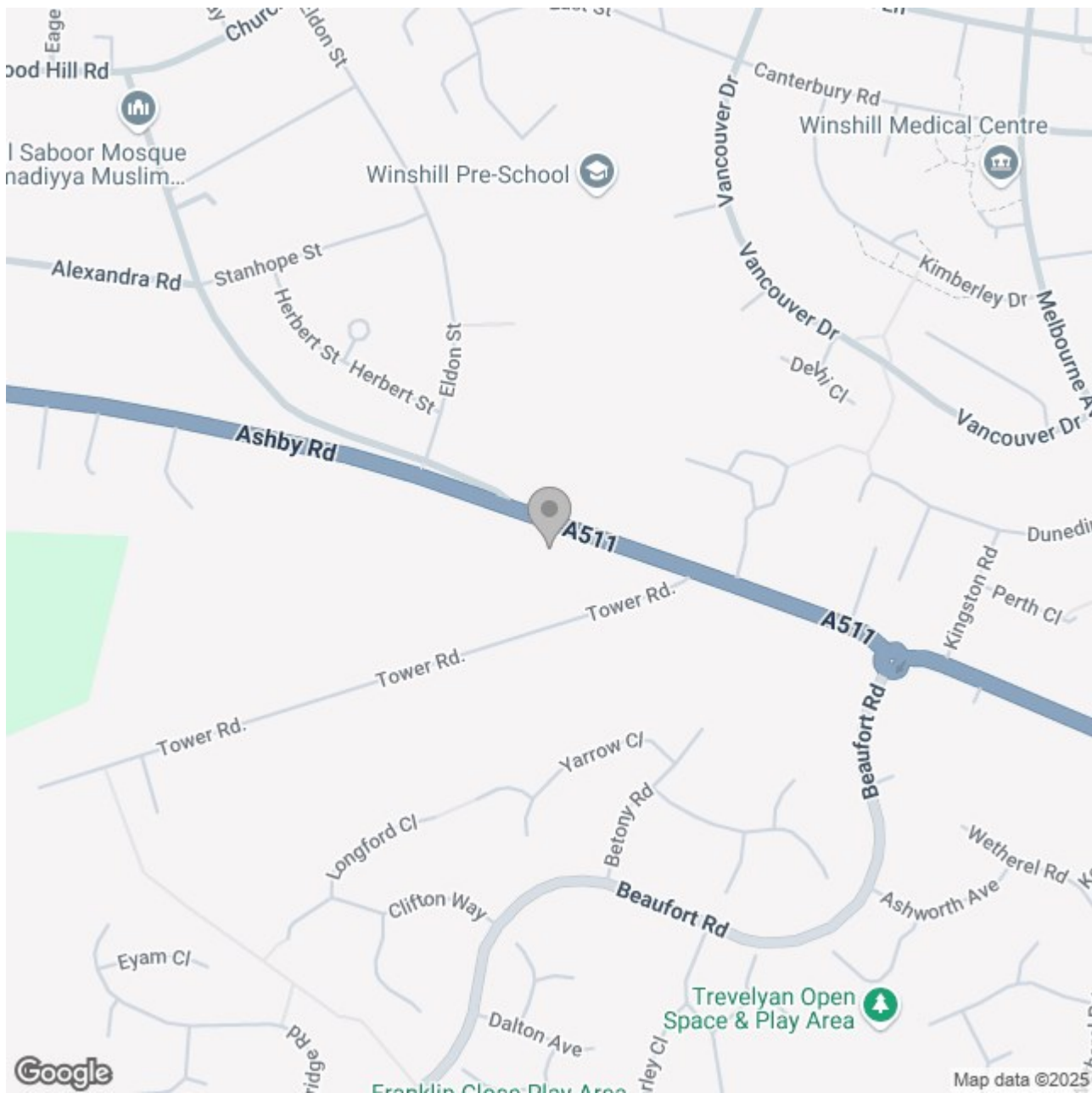
Calculations are based on RICS IPMS 3C standard.

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### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>85</b>
(69-80) <b>C</b>	<b>70</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		

England & Wales

EU Directive 2002/91/EC