





This inviting family home is perfectly positioned in a popular residential area, conveniently close to excellent local schools, including Violet Way, Edgehill, Paulet, and Robert Sutton. Situated just a mile from the local amenities available in Stapenhill and approximately two miles from Burton town centre, it offers an ideal blend of comfort, convenience, and practicality.



Accommodation

Occupying an elevated plot, the property enjoys bright, naturally lit interiors throughout. Upon entry through the welcoming porch, you are greeted by a spacious lounge filled with light from a full-height window, complemented by practical features including an under stairs storage cupboard. Double doors open into a generously proportioned dining kitchen, thoughtfully designed with white high-gloss fronted units, contrasting stylishly with natural wooden flooring. The modern kitchen is well-equipped with quality appliances, ample workspace, stainless steel fittings, and benefits from abundant natural light via side and rear windows.

On the first floor, the accommodation includes three good-sized bedrooms, all tastefully decorated and featuring central heating radiators. The master bedroom offers a peaceful outlook with views across the rear garden. The contemporary family shower room is spacious and practical, fitted with a large twin-sized shower cubicle, wash basin, WC, modern tiled walls, and a radiator.

Externally, the property features a shared driveway which leads conveniently to a rear garage, ideal for secure storage or parking. The landscaped front garden is designed for minimal upkeep, with a walled boundary and stone-covered surfaces. The enclosed rear garden provides an excellent outdoor space for relaxing or entertaining, offering a delightful balance of paved patio and easy-maintenance spaces, ensuring enjoyment and practicality all year round.



With local amenities in Stapenhill just a mile away and Burton town centre within a two-mile radius, this property provides the perfect blend of comfort, convenience, and family-friendly appeal. Viewing is highly recommended to fully appreciate the quality and position of this lovely home.

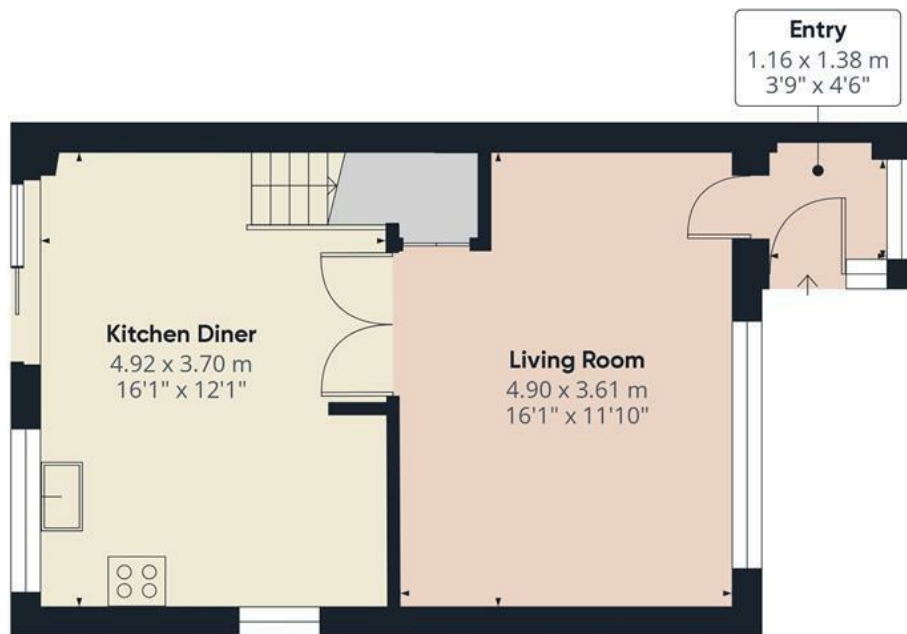




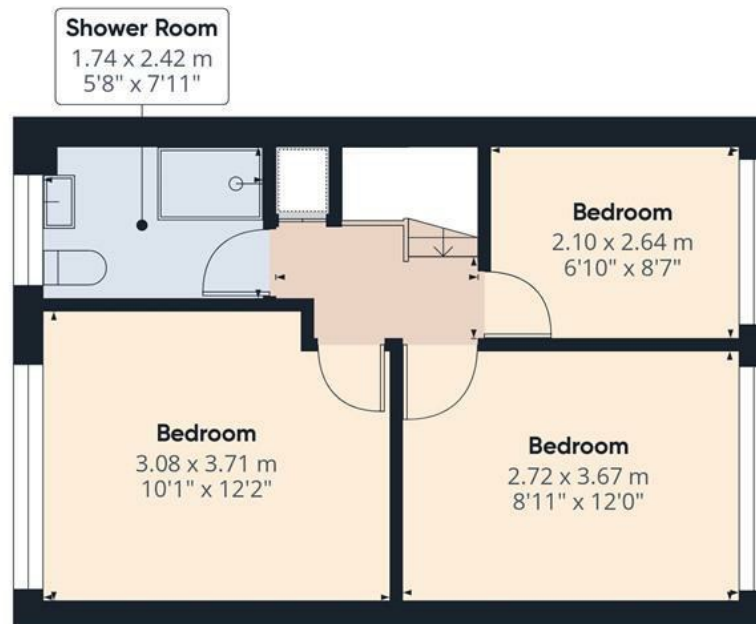








Floor 0



Floor 1

Approximate total area⁽¹⁾

72.51 m²

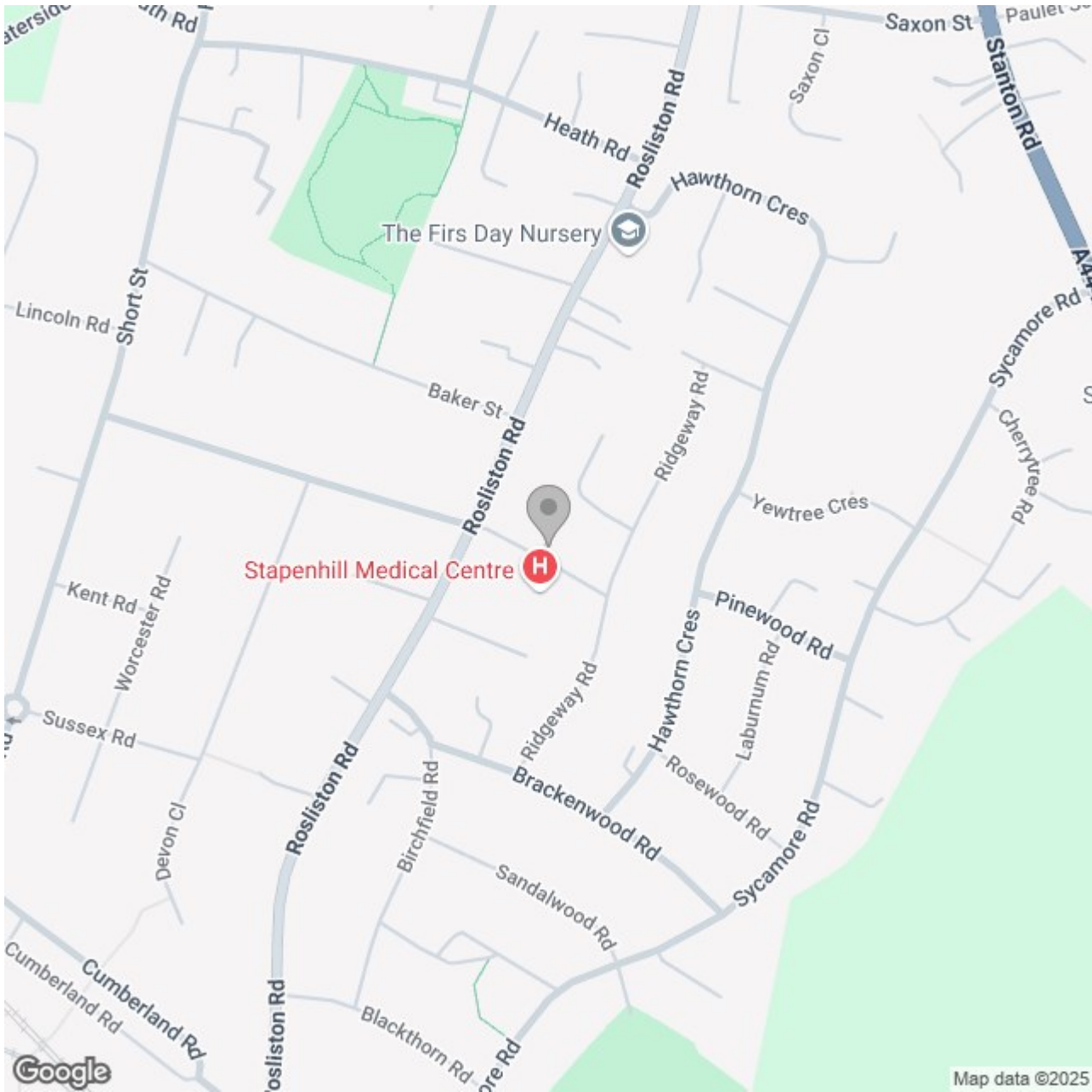
780.48 ft²

(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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360



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 