





This beautifully presented four-bedroom detached family home is set within a popular residential development in Burton-on-Trent and offers a stylish and well-balanced interior layout ideal for modern living. The accommodation includes a generous living room, an open-plan kitchen diner, a separate utility room, and a guest WC to the ground floor, while upstairs boasts four bedrooms, an en suite to the master, and a family bathroom. Outside, the property benefits from a landscaped rear garden with patio and decking, a driveway providing off-street parking, and an integral garage. The home is well positioned for access to local schools, amenities, and commuter links.



Ground Floor

The property is entered via a welcoming hallway with stairs rising to the first floor and access to the principal living accommodation. To the front aspect is a spacious living room featuring a large window that allows natural light to flow through, complemented by neutral décor. A door from the living room leads into the kitchen diner, which spans the rear of the property and is fitted with sleek gloss units, a stainless steel oven and hob with extractor over, integrated sink and drainer, and ample worktop space. The dining area comfortably accommodates a family table and enjoys French doors opening out onto the rear garden. Off the kitchen is a utility room with fitted cabinetry and a further door leading outside. Completing the ground floor is a guest WC, smartly tiled and positioned just off the utility area.

First Floor

The first-floor landing gives access to all four bedrooms and the family bathroom. The master bedroom sits to the rear of the home and features built-in wardrobes and access to a stylish en suite shower room with chrome towel rail, WC, and wash hand basin. Bedroom two is a double to the front, while bedroom three is a generous single that could also function as a home office or nursery. Bedroom four, also to the front, offers additional flexibility as a dressing room or study. The family bathroom is finished to a high standard with neutral tiling and includes a panelled bath with shower over, wash basin, and WC.

Outside

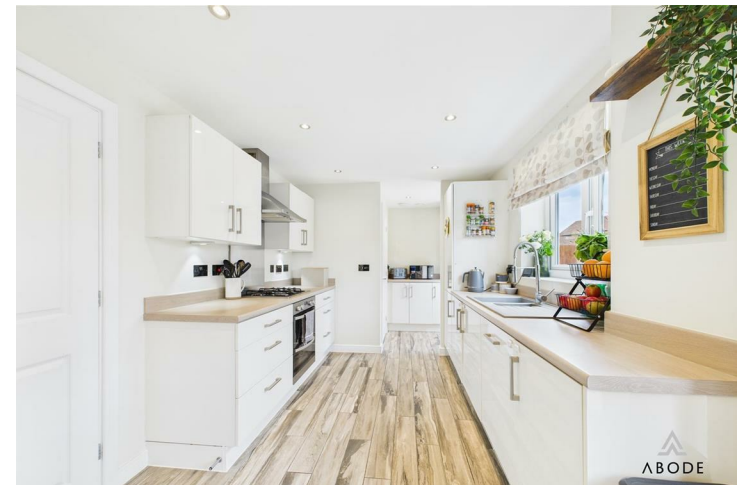
To the front of the property is a tarmac driveway providing off-street parking and access to the integral garage. A paved pathway leads to the front door with a small lawned area and low-maintenance borders. The rear garden has been thoughtfully landscaped, offering a large paved patio area for outdoor dining, a lawn bordered by fencing, and a raised timber decked seating area ideal for entertaining. The garden also includes a timber shed for storage and benefits from a good level of privacy.

Location

Situated in a sought-after residential area of Burton-on-Trent, the property enjoys easy access to a wide range of local amenities including supermarkets, schools, leisure facilities, and eateries. The town centre and railway station are just a short drive away, making it ideal for commuters. Major road links such as the A38 and A511 are within easy reach, providing convenient travel to Derby, Lichfield, and beyond.

Estate Management

Estate Management fee - for green and open space - circa £150 pa

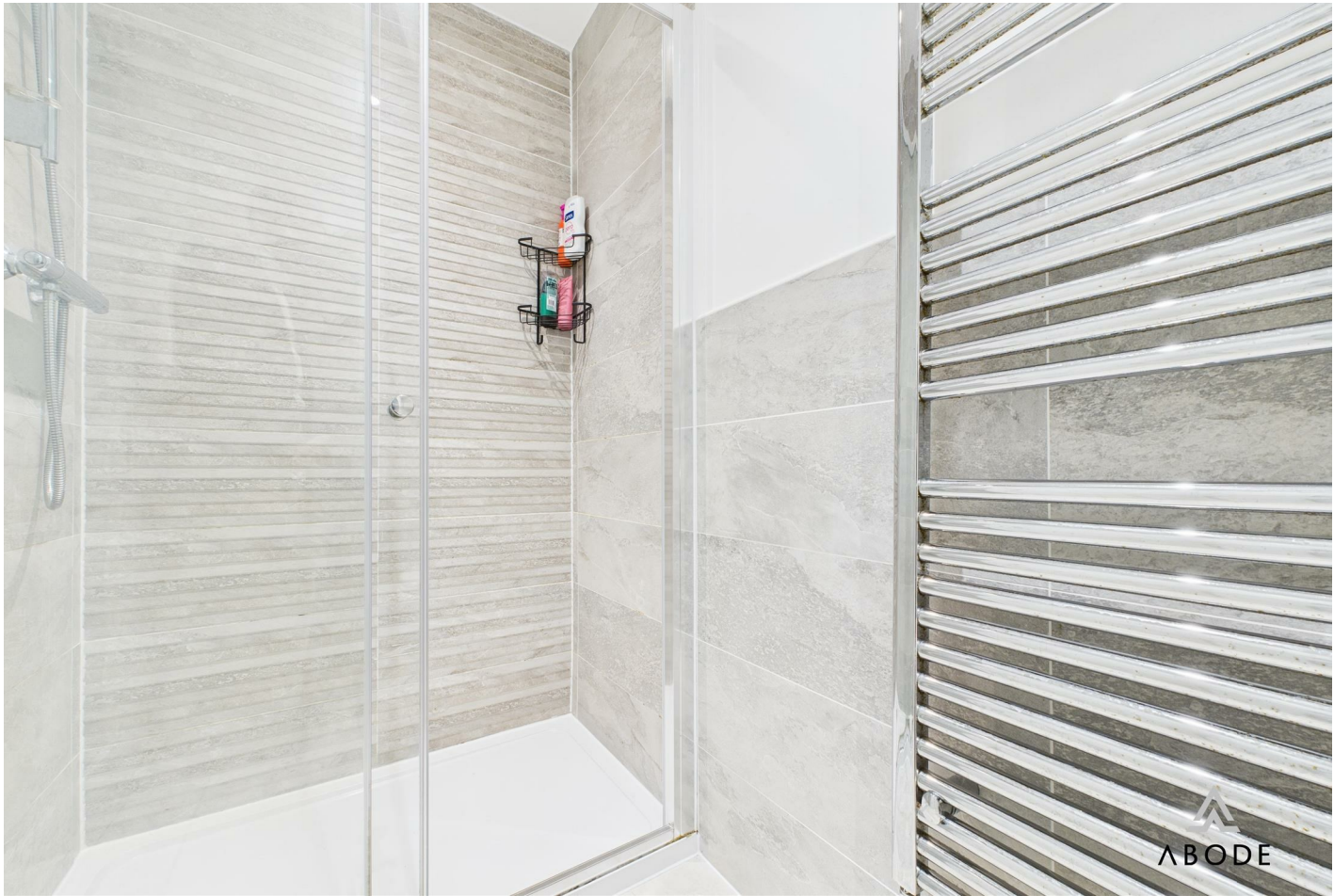






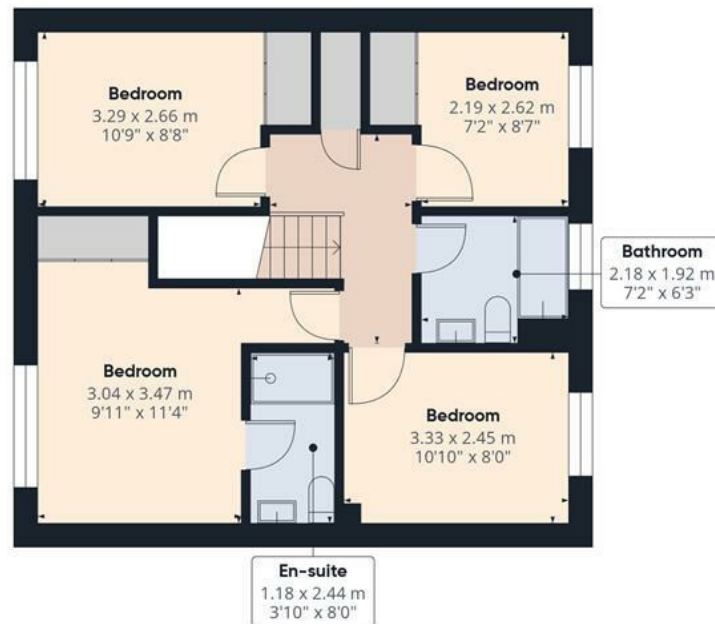








Floor 0



Floor 1

Approximate total area⁽¹⁾

104 m²

1120 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