





This spacious five-bedroom detached property provides flexible and generous accommodation ideal for families or multi-generational living. Set in a desirable position within a modern residential development, it benefits from an open outlook to the front and is offered to the market with no upward chain. Conveniently located for access to Burton-on-Trent town centre, the property is also well placed for local and independent schools, including Repton School. Excellent transport connections are available via the A38 and A50, with nearby railway stations in Willington, Burton, and Derby offering services to a variety of destinations, including London.



Accommodation

To the front, a lawned garden and paved path lead to the main entrance. Inside, the accommodation begins with a welcoming hallway, featuring a staircase rising to the upper floors, a useful under-stairs storage cupboard, a guest cloakroom, and internal doors leading to the principal rooms.

The ground floor layout includes three versatile reception spaces. The main living room has dual windows overlooking the front aspect and leads through to a separate dining room with French doors opening out to the rear garden—an ideal layout for entertaining. A further reception room on the opposite side of the hallway serves well as a study, playroom, snug, or TV lounge.

The open-plan kitchen diner forms the heart of the home, fitted with a comprehensive range of base and wall units, worktops, and integrated appliances including an oven, hob with extractor, dishwasher, and fridge freezer. The dining area enjoys views of and access to the rear garden through a set of French doors. Off the kitchen is a separate utility room with additional worktop and storage units, appliance space, and an external door to the driveway.

On the first floor, a light-filled galleried landing provides access to three bedrooms and the family bathroom. The principal bedroom occupies a generous footprint with dual aspect windows to the front and side. An open archway leads into a dressing area with fitted wardrobes and a further window to the rear. The en-suite bathroom includes a double shower enclosure, bath, pedestal wash hand basin, and WC. Two further double bedrooms on this floor each feature twin windows, allowing in plenty of natural light, and share a family bathroom with a bath, separate shower, basin, and WC.

The second floor has two additional double bedrooms, both enjoying a bright and airy feel thanks to four skylights in each. These rooms share a third bathroom, again fitted with a bath, separate shower, pedestal basin, and WC.

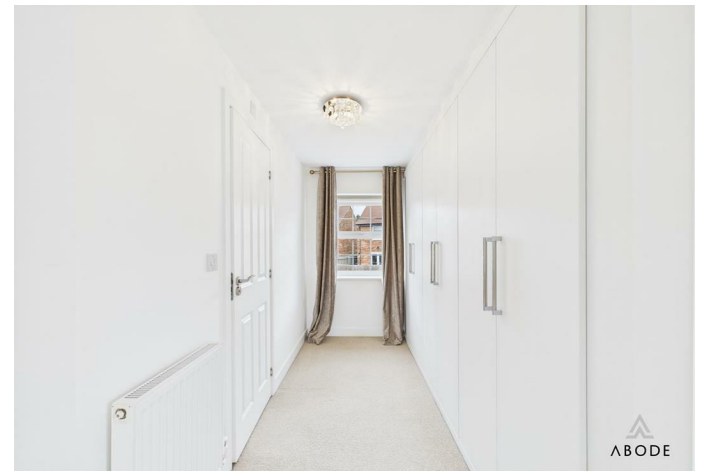
Externally, the property includes a large private driveway providing ample off-street parking and access to a detached double garage with twin up-and-over doors. The rear garden is mainly laid to lawn and offers potential for landscaping and creating a pleasant outdoor retreat. The house is positioned on a private road within a modern development, with a current estate management charge of approximately £150 per year for the upkeep of communal areas. The surrounding area offers excellent outdoor amenities including nearby countryside walks and green spaces.

Disclaimer: Some of the images included in this listing have been digitally enhanced using virtual staging for illustrative purposes only. These images are intended to demonstrate potential room layouts and furnishings. The property is currently unfurnished and buyers are advised to inspect the property in person to fully appreciate its current condition and layout.

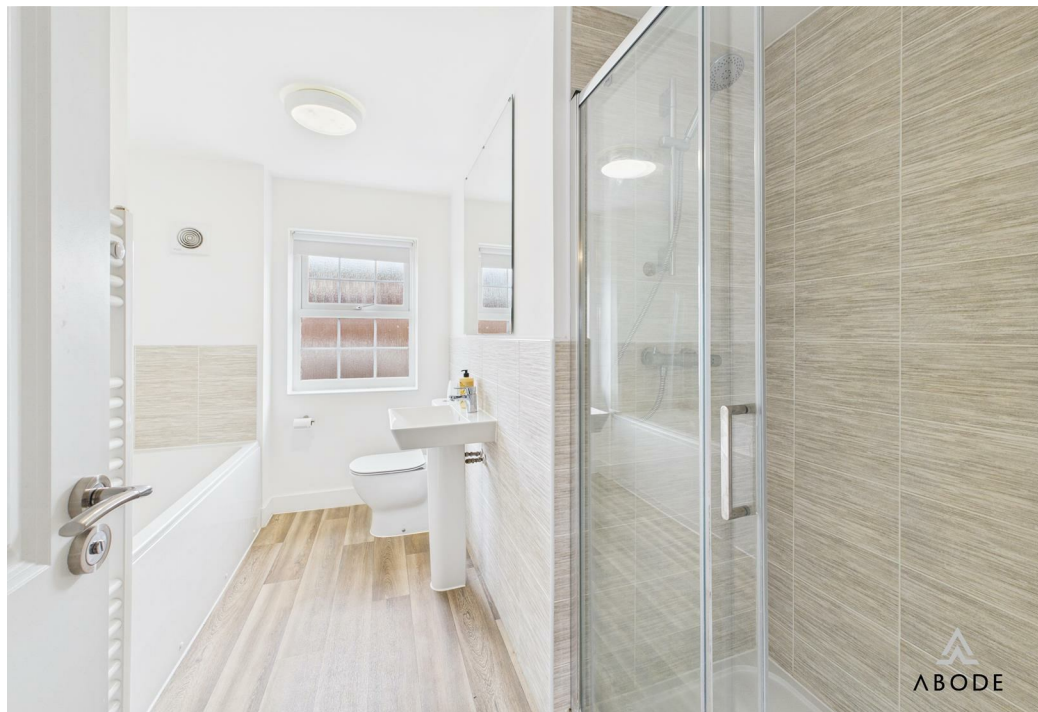


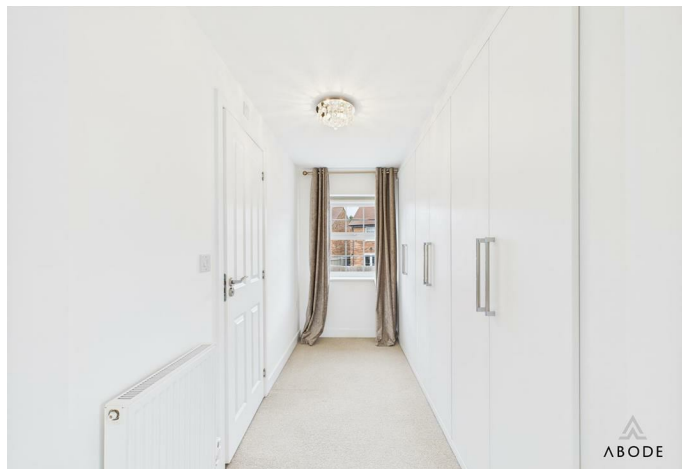














Approximate total area⁽¹⁾

196.4 m²

2114 ft²

Reduced headroom

7.9 m²

85 ft²

(1) Excluding balconies and terraces

Reduced headroom

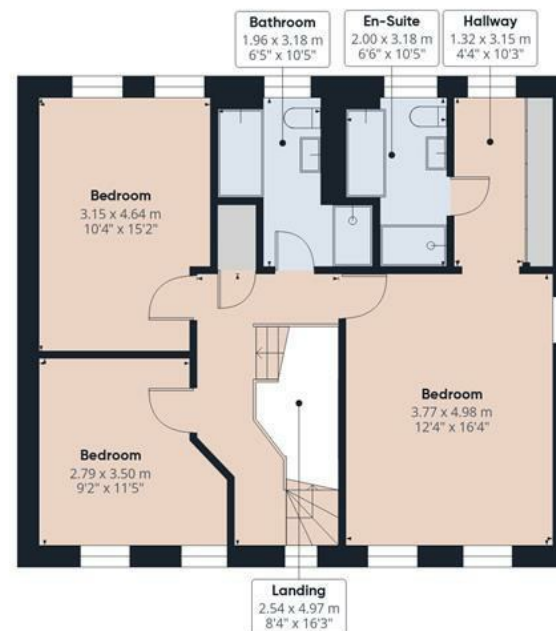
Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

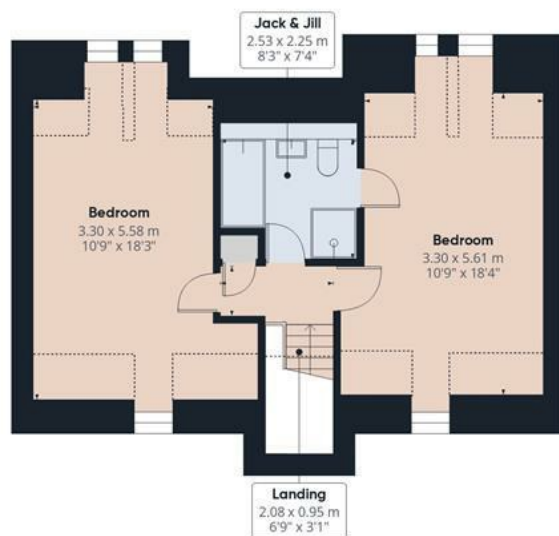
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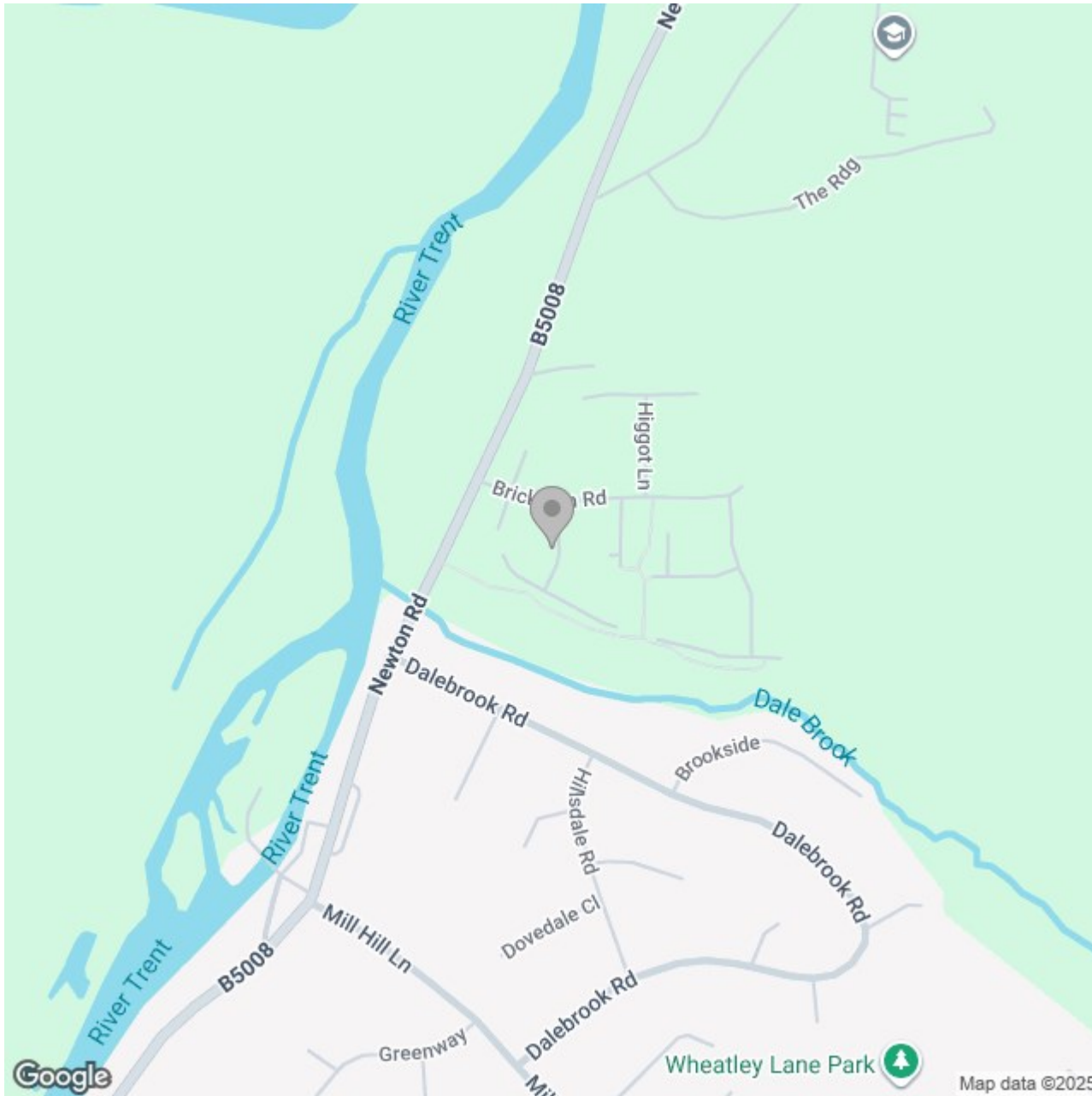
Floor 0



Floor 1



Floor 2



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	86	91
(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 	