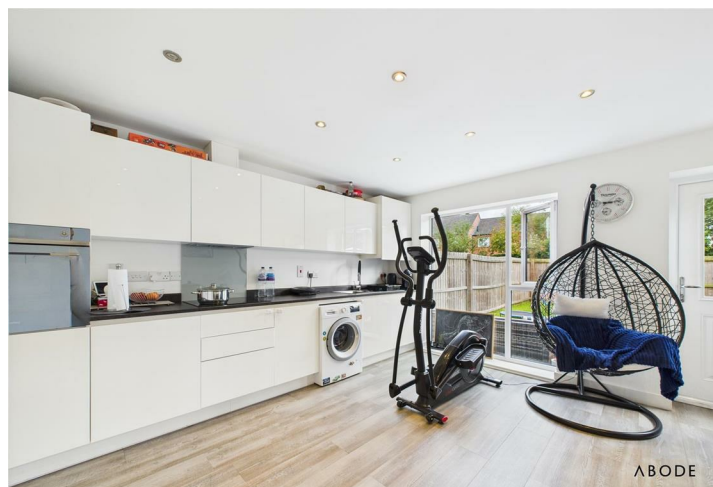






An excellent opportunity to obtain this well-presented three-bedroom modern home, located in a popular residential development in Burton-on-Trent. This stylish property offers spacious accommodation across two floors, including a generous kitchen diner, a bright living room, a guest WC, three well-proportioned bedrooms, an en-suite to the master, and a contemporary family bathroom. The property benefits from a private rear garden and off-street parking to the front with EV charger. Ideal for families, first-time buyers, or investors, early viewing is strongly recommended.



Accommodation

GROUND FLOOR

The accommodation begins with a welcoming entrance hallway that provides access to the guest WC and the main reception rooms. To the front of the home is a generously sized living room featuring a front-facing double-glazed window and ample space for seating and media units. At the rear is the impressive kitchen diner, fitted with a range of high-gloss wall and base units with contrasting worktops, integrated electric oven, hob with splash back and extractor, inset sink, and space for appliances including a washing machine. The room offers space for a dining table and enjoys views over the rear garden through double-glazed French doors and adjacent windows.

FIRST FLOOR

The landing provides access to three bedrooms and the family bathroom. The spacious master bedroom is located to the rear of the property and includes a modern en-suite shower room with a tiled shower cubicle, pedestal wash hand basin, and low-level WC. The second bedroom is a generous double room with a window to the front aspect, while the third bedroom is currently used as a home office/occasional room, offering versatility for various needs. The family bathroom is fitted with a modern three-piece suite comprising a panelled bath with mixer tap, wash hand basin, and WC, with tiled splash backs and a clean contemporary finish.

OUTSIDE

To the front of the property is a block-paved driveway providing off-street parking. The rear



garden is fully enclosed by timber fencing and features a lawned area, paved patio section, and space for outdoor seating and storage units—ideal for family use or entertaining. Gated side access provides convenience for garden maintenance.

LOCATION

The property is situated within a modern development in Burton-on-Trent, Staffordshire, benefiting from excellent access to nearby amenities including schools, supermarkets, and local parks. Burton's town centre,





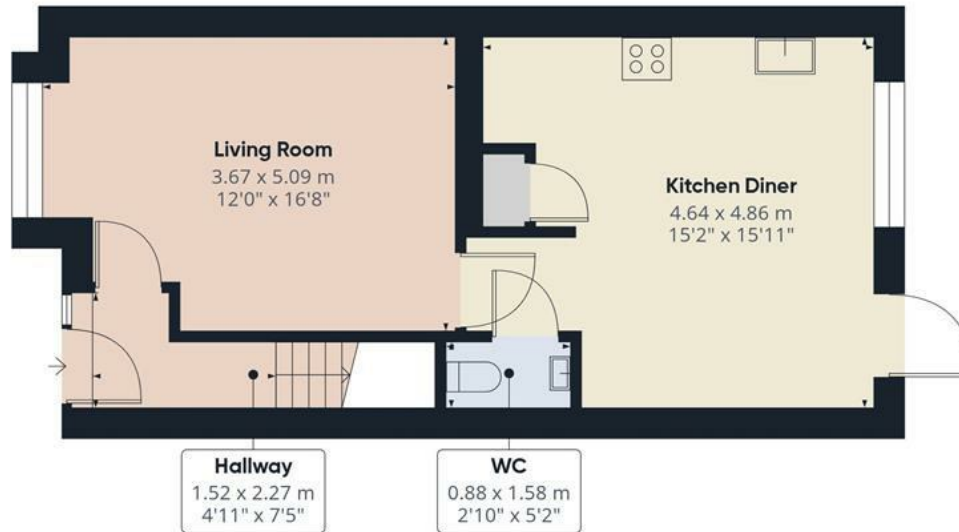


railway station, and the A38 are within easy reach, making this an ideal base for commuters or families alike.

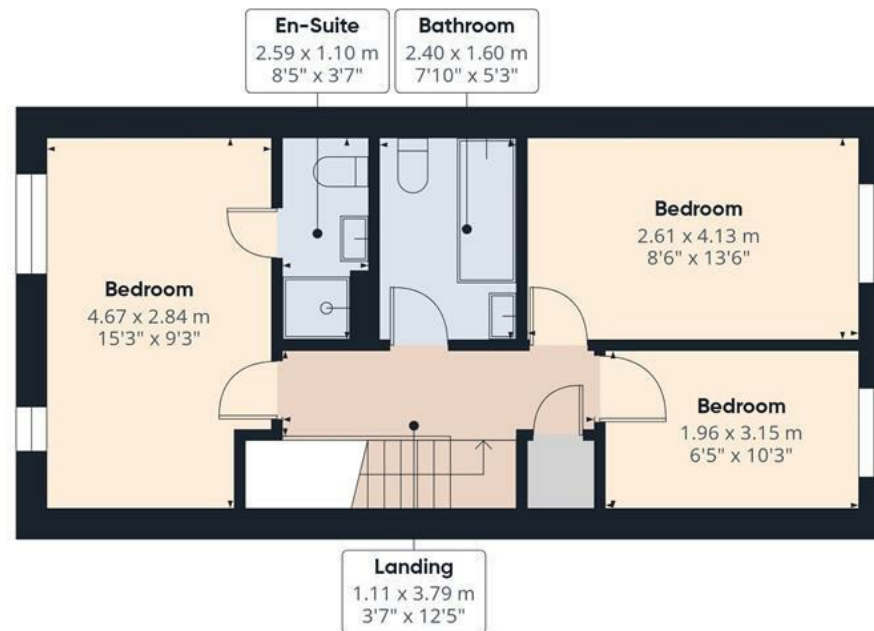








Floor 0



Floor 1

Approximate total area⁽¹⁾

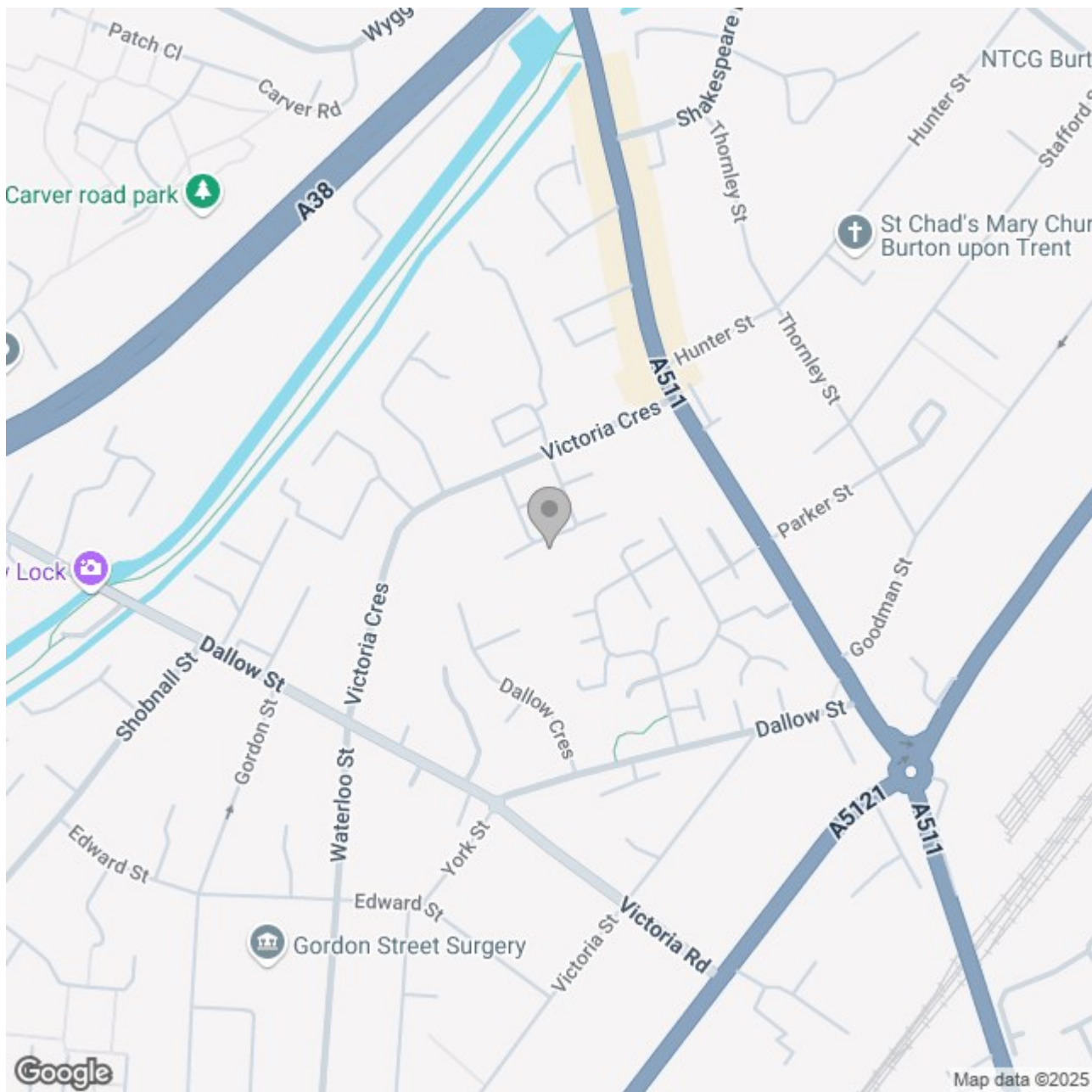
86.3 m²

929 ft²

(1) Excluding balconies and terraces

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

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 