





A beautifully presented two-bedroom mid-terraced home situated in a popular residential area, offering deceptively spacious accommodation and a stunning rear garden. The property features a stylish open-plan living area, a superb kitchen diner with French doors to the garden, a modern bathroom, and two well-proportioned bedrooms. Finished to a high standard throughout, this home offers an ideal opportunity for first-time buyers, young families, or investors seeking a turnkey property with outdoor space.



Accommodation

Ground Floor

The accommodation begins with a welcoming living room to the front of the property, featuring a large window, wood-style flooring, and bespoke panelling with fitted shelving and media unit. An inner hallway leads through to the impressive open-plan kitchen diner, which has been extended and finished with skylights and downlighting to enhance natural light. The kitchen is equipped with a generous range of wall and base units, open shelving, integrated oven and gas hob, sink with mixer tap, and ample space for dining furniture. French doors open out onto the rear garden, creating an ideal entertaining space.

First Floor

Upstairs, the landing provides access to two bedrooms and the family bathroom. The main bedroom is a spacious double with a window to the front elevation and a full wall of open wardrobe storage. The second bedroom has a window overlooking the rear garden. The bathroom is fitted with a modern three-piece suite comprising a panelled bath with shower over and glass screen, low-level WC, wash hand basin set into a vanity unit, and complementary tiling to the walls and floor.

Outside

To the front, the property is set behind a low-maintenance walled forecourt with gated access. The rear garden is a particular highlight, offering a spacious, well-maintained lawn, mature planting,



and a paved patio area directly off the kitchen diner. A paved pathway leads to the rear section of the garden where there is a further patio area with a timber shed and additional storage space, all enclosed by timber fencing.

Location

The property is ideally positioned within easy reach of local amenities, schools, and transport links. Nearby shopping facilities, parks, and eateries are all within







walking distance, with convenient road access to Burton town centre and surrounding areas. This is a desirable location for those seeking both lifestyle and practicality.



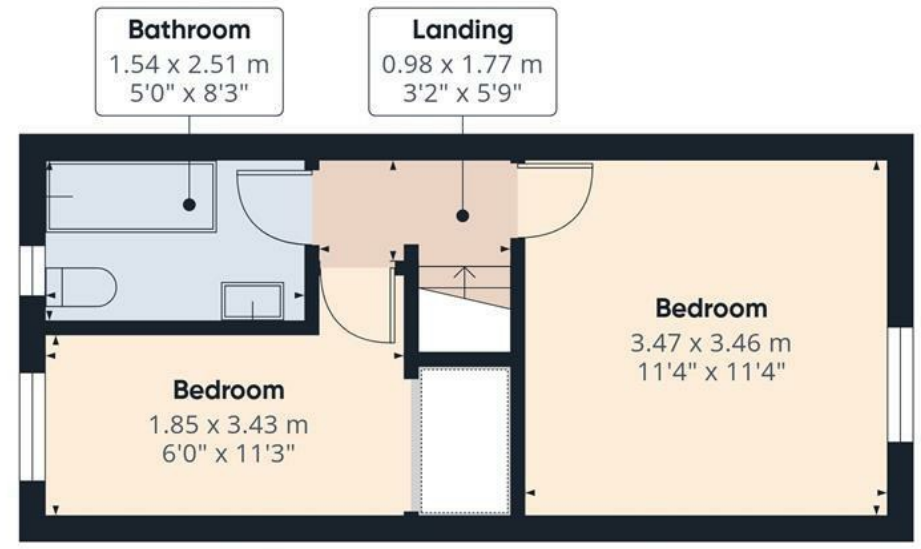


Kitchen Diner
3.57 x 9.97 m
11'8" x 32'8"

Living Room
3.53 x 3.55 m
11'7" x 11'7"

Floor 0

Approximate total area⁽¹⁾
68.6 m²
738 ft²



Bathroom
1.54 x 2.51 m
5'0" x 8'3"

Landing
0.98 x 1.77 m
3'2" x 5'9"

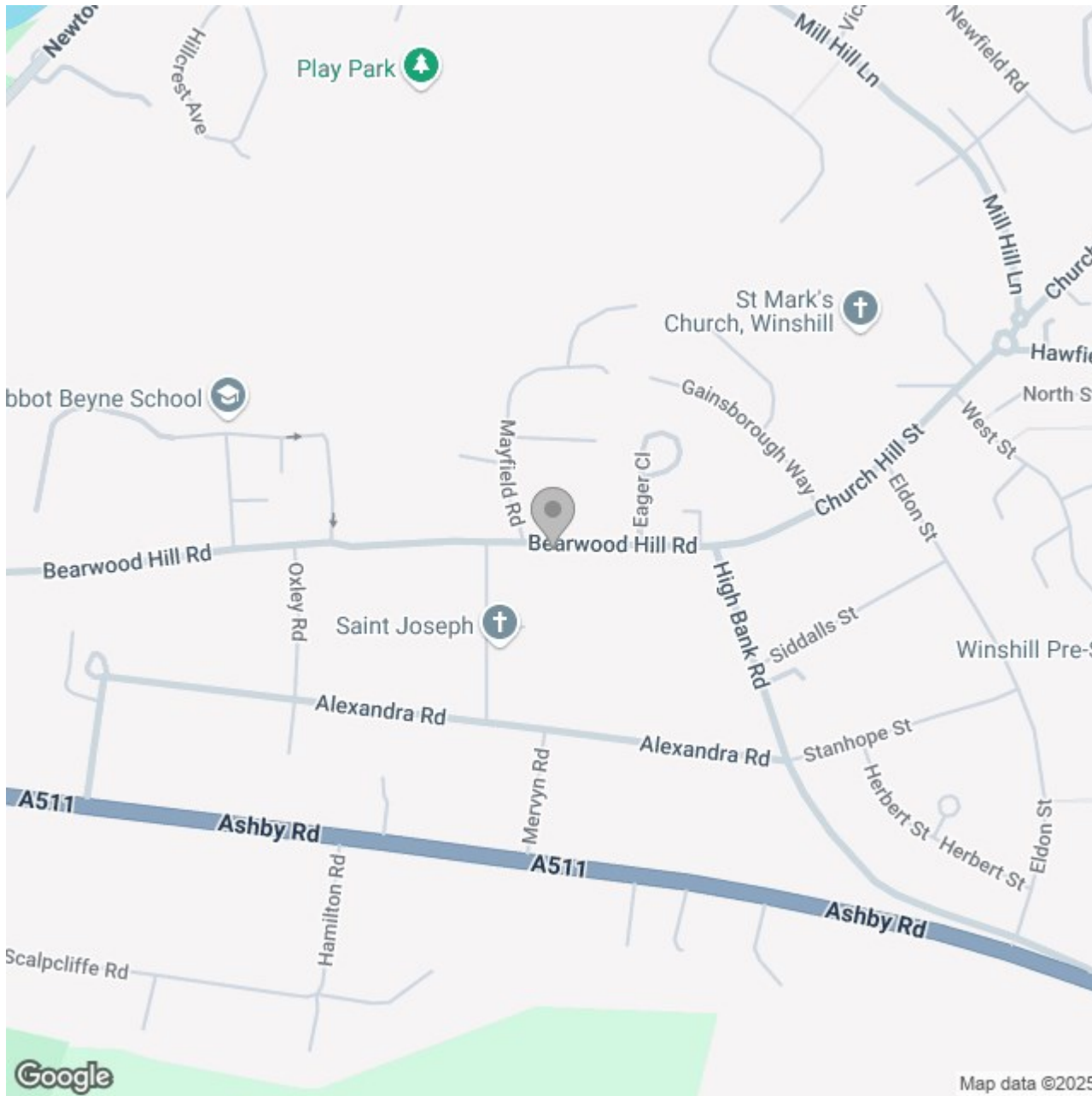
Bedroom
1.85 x 3.43 m
6'0" x 11'3"

Bedroom
3.47 x 3.46 m
11'4" x 11'4"

Floor 1

(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.



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	