





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.



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 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.

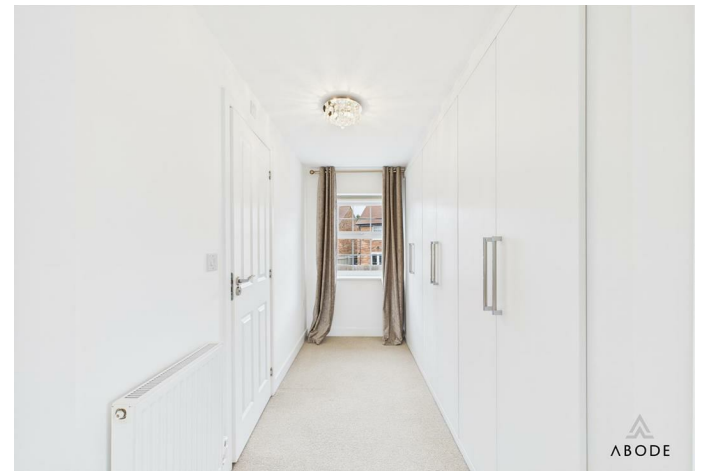
The second floor has two additional double bedrooms, both enjoying a bright and airy feel thanks to four skylights in each. These rooms share a third bathroom, again fitted with a bath, separate shower, pedestal basin, and WC.

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.



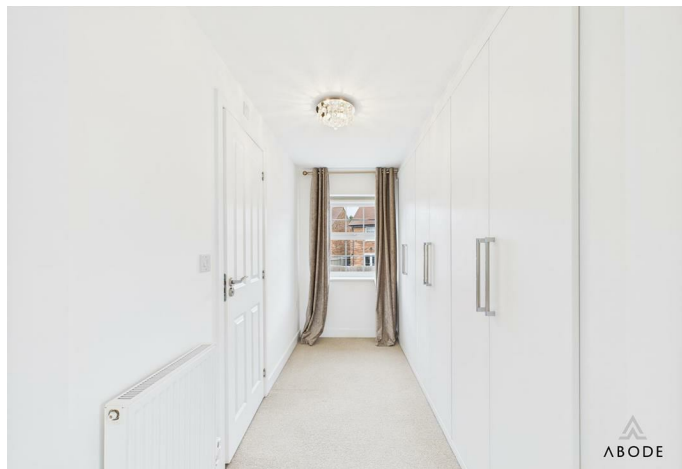














Approximate total area⁽¹⁾

196.4 m²

2114 ft²

Reduced headroom

7.9 m²

85 ft²

(1) Excluding balconies and terraces

Reduced headroom

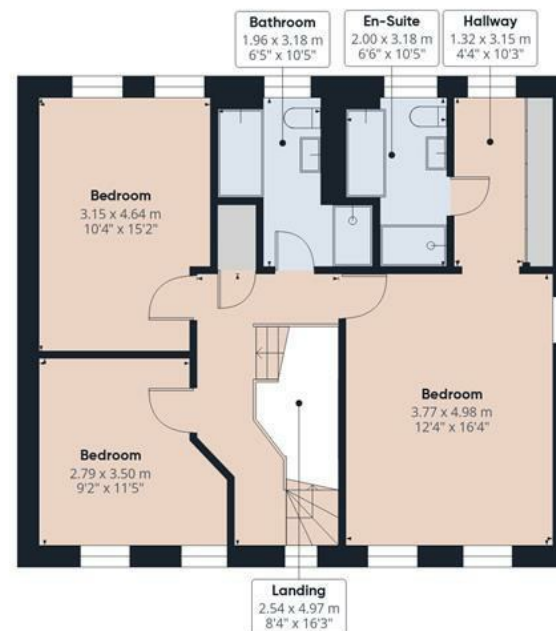
Below 1.5 m/5 ft

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

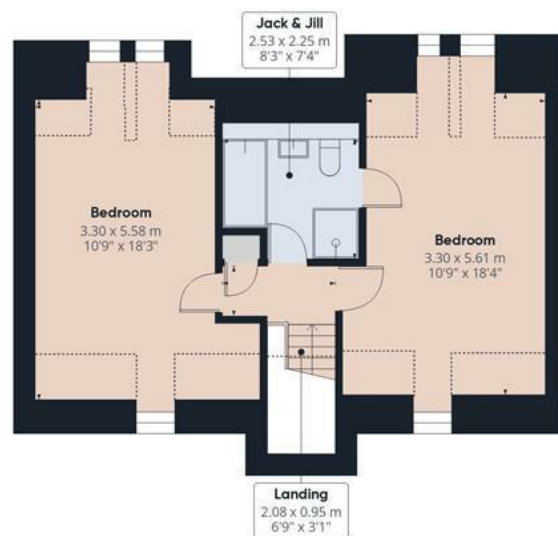
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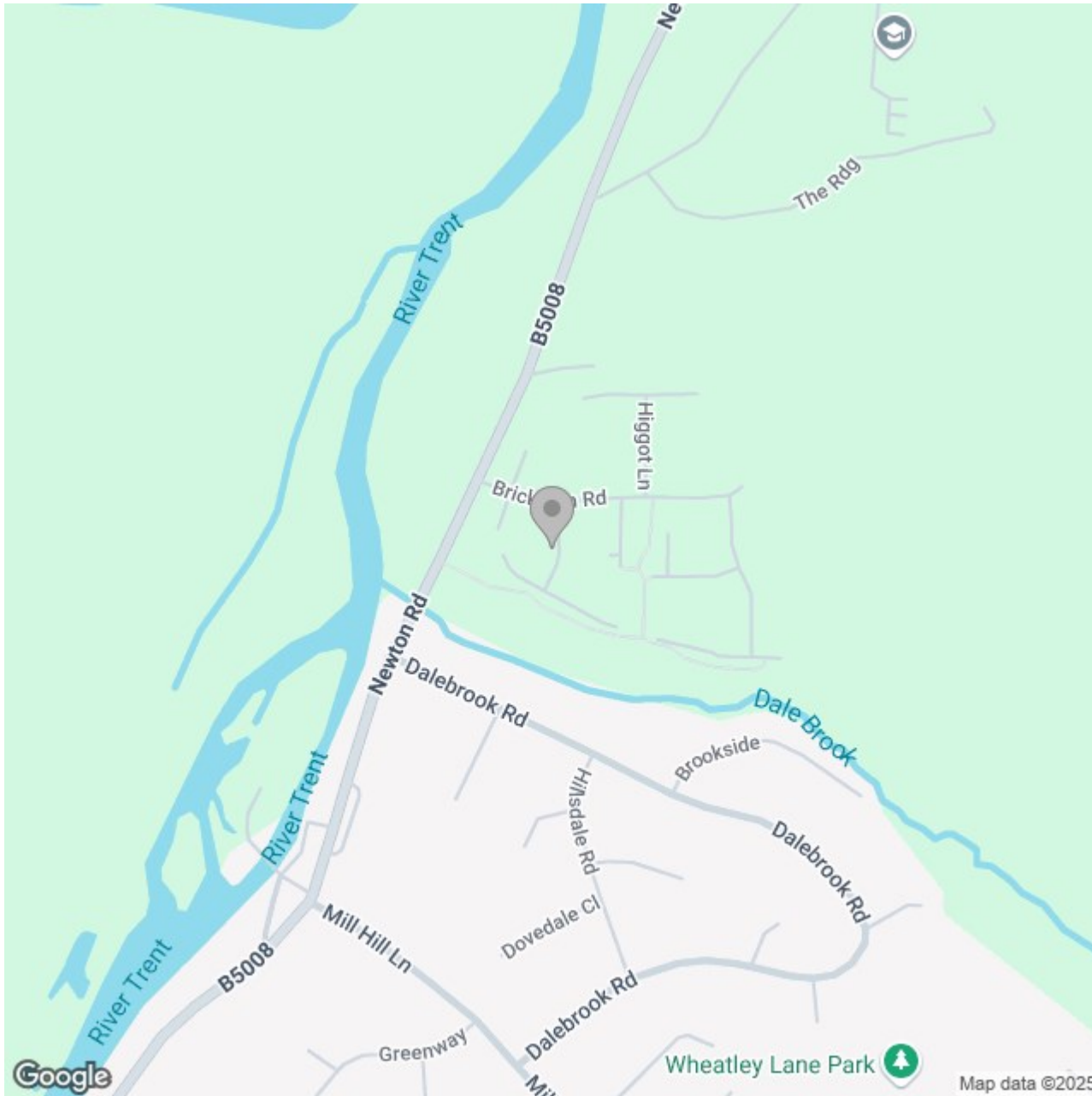
Floor 0



Floor 1



Floor 2



Energy Efficiency Rating

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