





A beautifully presented two-bedroom detached bungalow occupying a generous plot in a highly popular area of Staffordshire. Offering spacious and well-maintained accommodation throughout, this superb home benefits from a modern kitchen and bathroom, two double bedrooms with built-in storage, a generous driveway providing ample off-street parking, a detached garage with additional storage, and an impressive landscaped rear garden with multiple seating areas and vegetable plots. Viewing is highly recommended.



## Accommodation

### Ground Floor

The property is accessed via a front entrance door leading into a welcoming entrance hallway with a wood-effect floor, central heating radiator, and doors leading off to all main rooms. The living room is positioned at the heart of the home and features twin windows, a central fireplace with a wood-burning stove, and double doors opening through to a bright and airy conservatory with a glazed roof and French doors opening to the rear patio.

A set of glazed double doors leads from the living room into a spacious dining room with ample room for a dining suite and sideboard. This room flows openly into the kitchen, which has been fitted with a range of contemporary wall and base units with complementary work surfaces, a built-in oven and gas hob with extractor, and space and plumbing for a washing machine and dishwasher, and a large picture window overlooking the rear garden. A door from the kitchen leads out to the conservatory.

The property offers two generously sized double bedrooms. The main bedroom features a bay window overlooking the front elevation and a full wall of fitted wardrobes, while the second double bedroom also includes fitted sliding wardrobes and a front-facing window. The family shower room has been stylishly finished with full tiling, a modern corner shower cubicle with glazed screen, wash hand basin with vanity storage, low-level WC, wall-mounted cabinetry, and a stained double-glazed window to the side elevation.



### Outside

The front elevation offers a vast block-paved driveway providing parking for multiple vehicles, enclosed by fenced boundaries. A secure side gate gives access to the rear garden. The rear garden is a standout feature, designed for both entertaining and gardening, with a paved patio area perfect for outdoor seating. Beyond the patio, a long lawn stretches toward the rear boundary, flanked by mature planting beds and raised vegetable plots. There is also a greenhouse, shed, and a further seating area ideal for enjoying the afternoon sun. A detached garage with an



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additional store provides excellent external storage and workshop potential.

#### Location

Located along Tutbury Road, the property benefits from excellent access to Burton-on-Trent town centre and is conveniently positioned near local amenities including supermarkets, shops, and eateries. The property is positioned the Tutbury village side of Tutbury Road. The property is well served by transport links with easy access to the A38 and A50, and lies within reach of several well-regarded schools, making it an attractive option for buyers seeking a comfortable and connected home in Staffordshire.



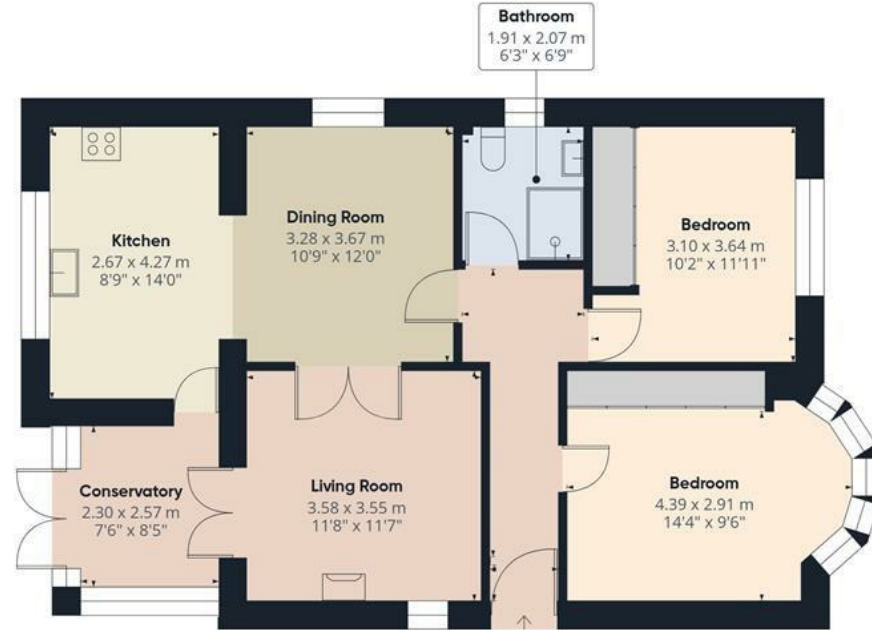












Floor 0 Building 1

Approximate total area<sup>(1)</sup>

98 m<sup>2</sup>  
1054 ft<sup>2</sup>



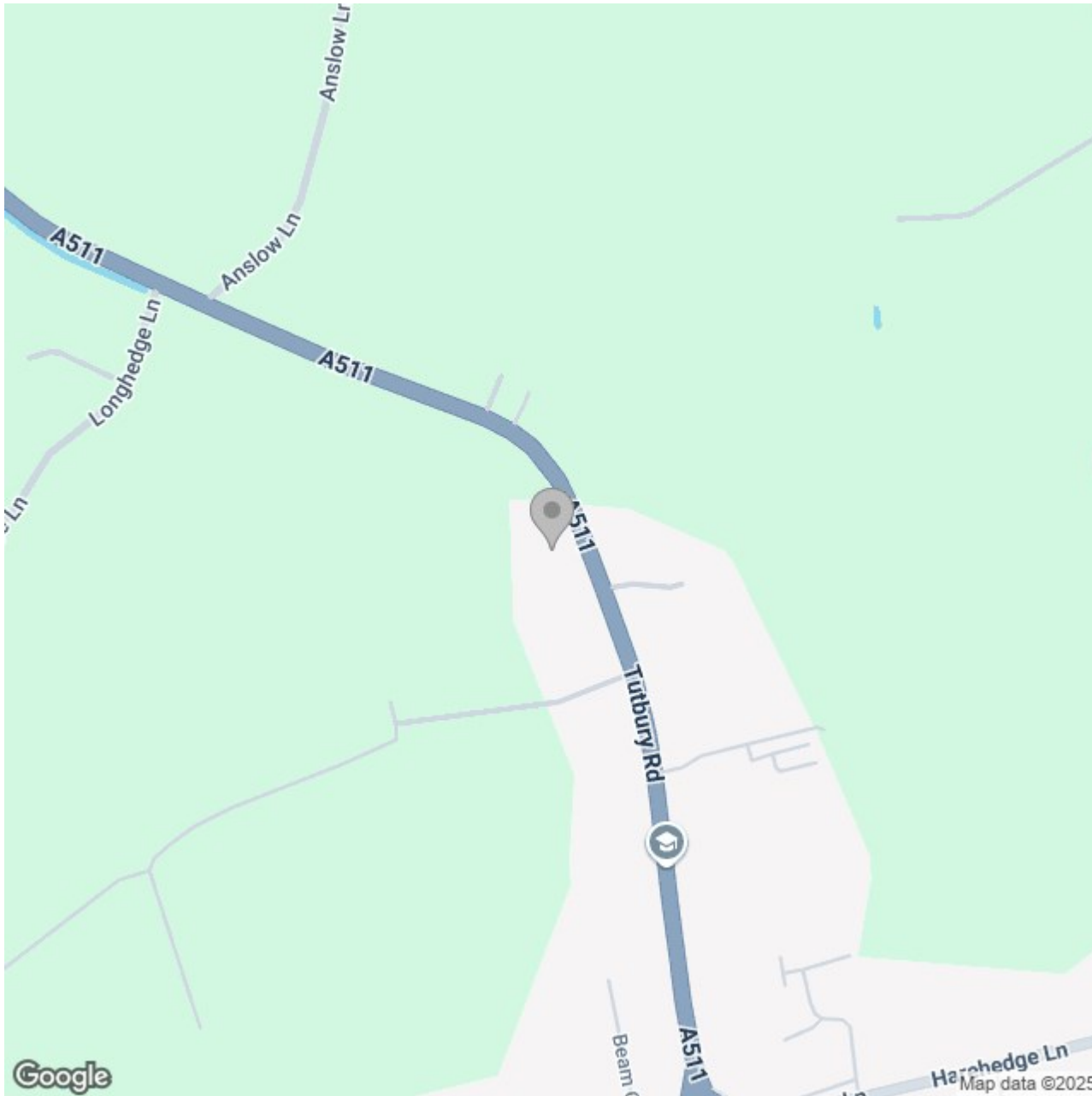
Floor 0 Building 2

(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.

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## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>81</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>67</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	