





Positioned on a sought-after modern development, this stylish and spacious four-bedroom detached home offers the perfect blend of contemporary family living and practical design. With two reception rooms, a large open-plan kitchen diner, a landscaped rear garden, and a detached garage with driveway parking, this home is ideally suited to modern lifestyles. Finished to a high standard throughout and immaculately maintained, the property also benefits from a B-rated EPC, and a remaining NHBC warranty for peace of mind. An excellent opportunity for buyers seeking comfort, convenience, and quality in a well-connected location.



Accommodation

Ground Floor

Entry to the property is via a composite front door into a spacious entrance hallway, with a central staircase rising to the first floor. The hallway gives access to a front-facing study/snug, ideal for home working or as a peaceful retreat. Opposite is the bright and generously sized living room, boasting dual-aspect windows and ample space for a family seating area.

To the rear, the property features an impressive open-plan kitchen diner, fitted with a range of contemporary units, integrated appliances, and a breakfast bar. French doors open out to the garden, creating a superb indoor-outdoor flow ideal for entertaining. Adjacent to the kitchen is a dedicated utility room, with plumbing for white goods, side access door, and internal access to the downstairs guest WC, which includes a low-level WC and wash-hand basin with tiled splash backs.

First Floor

The first-floor landing provides access to four well-proportioned bedrooms and the family bathroom. The master bedroom enjoys dual windows to the rear elevation, fitted wardrobes, and its own private en-suite complete with shower cubicle, WC, and pedestal wash basin.

Bedroom two is another spacious double positioned to the front of the home, while bedroom three overlooks the rear and bedroom four the front, offering

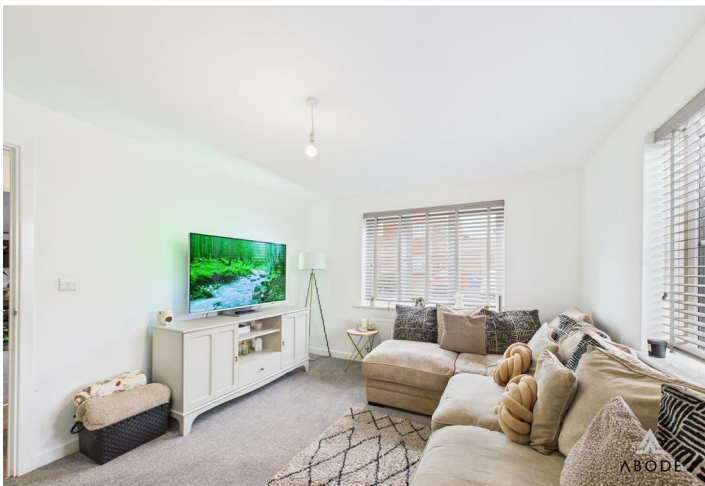


flexibility for family members, guests, or additional work-from-home space. The family bathroom is fitted with a modern white suite comprising a panelled bath with mixer tap and shower over, wash hand basin, and WC.

Outside

The property sits on a well-maintained corner plot, with a lawned front garden and mature hedging creating kerb appeal. A block-paved driveway provides off-street parking and leads to the detached single garage, which includes







lighting and power.

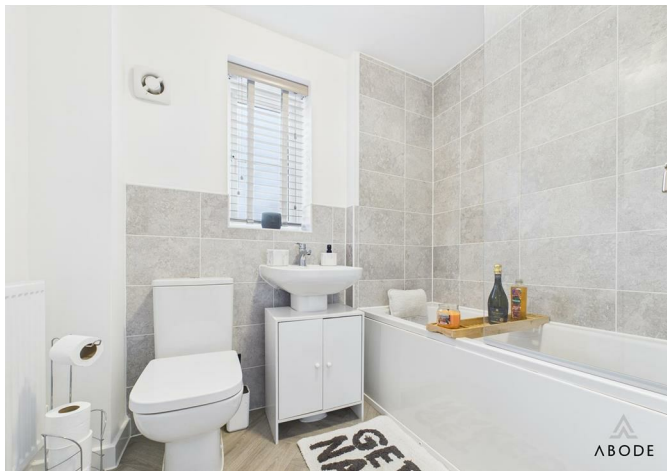
The rear garden has been attractively landscaped with a central lawn bordered by a decked entertaining area, ideal for dining or socialising outdoors. Raised planters and a small vegetable patch provide additional interest and charm. The garden is fully enclosed with timber fencing and gated access to the driveway.

Location

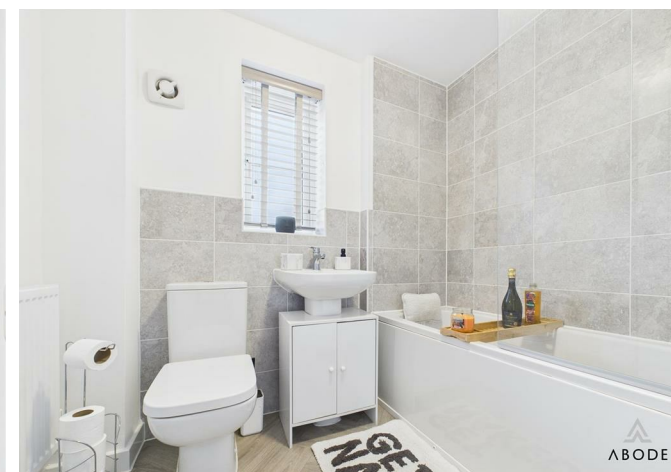
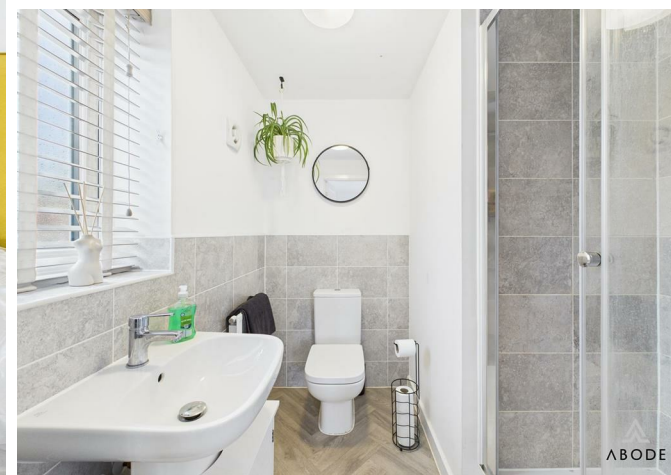
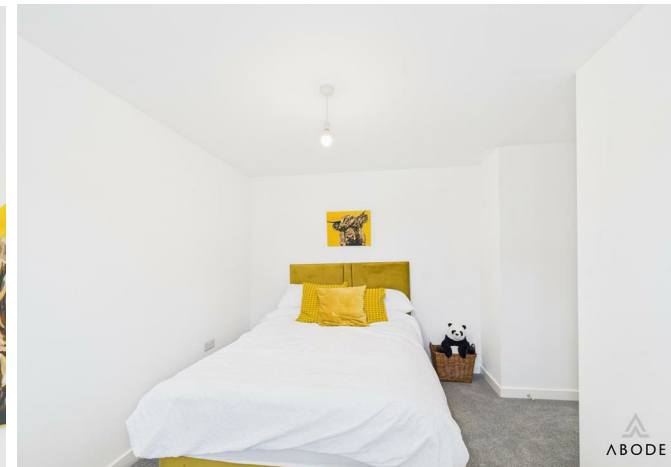
Situated on Beveridge Road in Anslow, just outside Burton-on-Trent, this home enjoys a peaceful setting with a strong sense of community and convenient access to amenities. Families will appreciate proximity to St Modwen's Catholic Primary School, Outwoods Primary, and The de Ferrers Academy.

Everyday essentials are within easy reach, with supermarkets, eateries, and local shops nearby. Burton-on-Trent town centre is just under 2 miles away, and Burton railway station offers direct rail links to Derby, Birmingham, and beyond. Commuters also benefit from quick access to the A38, while East Midlands Airport is around 14 miles away.









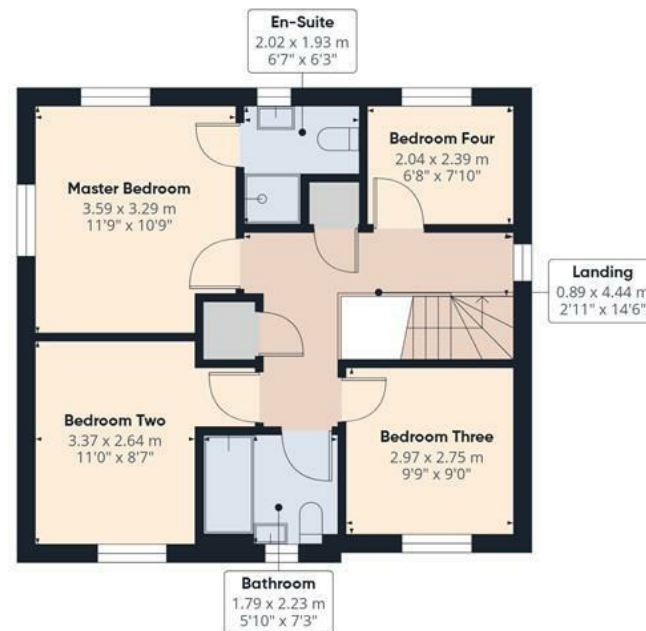


Floor 0

Approximate total area⁽¹⁾

104.1 m²

1119 ft²

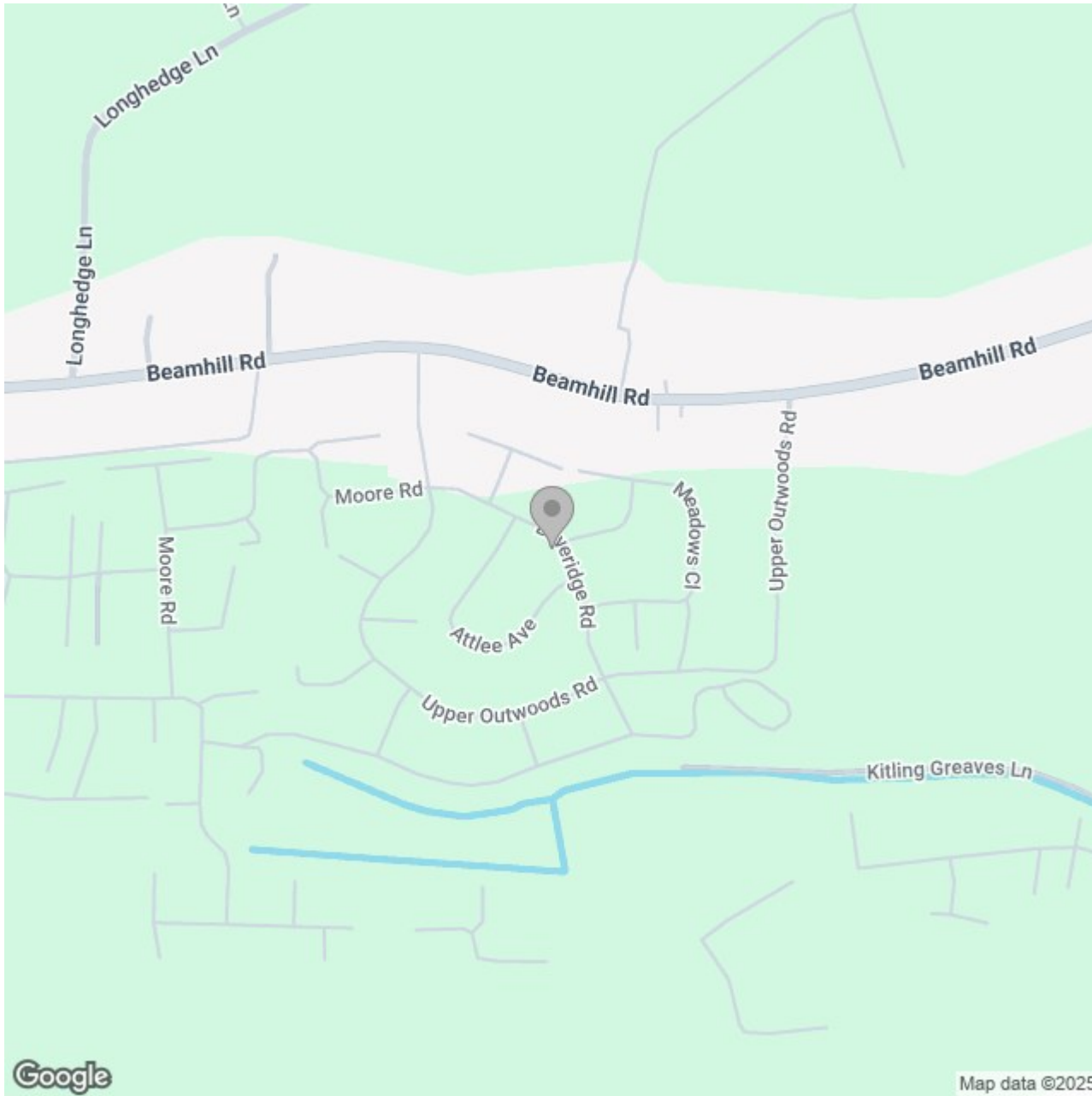


Floor 1

(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.

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 