





This four-bedroom detached property, situated in Burton-on-Trent, offers a practical layout comprising an entrance hallway, downstairs WC, two reception rooms, kitchen, four bedrooms, en-suite to the master, a family bathroom, an integrated garage, off-street parking, and an enclosed rear garden. The home benefits from double-glazed windows and gas central heating.



Accommodation

Ground Floor

The accommodation begins with a storm porch leading into the entrance hallway, providing access to the main reception room, kitchen, and stairs to the first floor.

The front reception room features a square bay window to the front elevation, a gas fireplace, carpeted flooring, and a radiator. Double doors lead to the second reception room, with patio doors opening to the rear garden.

The kitchen is fitted with a range of matching wall, base, and drawer units, a one-bowl stainless steel sink, integrated oven, gas hob with extractor over, tiled flooring, and splash back tiling. There is also space for further appliances, a radiator, and a double-glazed window overlooking the rear garden.

A downstairs WC is accessed from the hallway and includes a low-level WC and wash-hand basin.

First Floor

The landing gives access to four bedrooms, the family bathroom, and a built-in storage cupboard.

The master bedroom is a double room with a front-facing double-glazed window, radiator, and access to an en-suite comprising a shower cubicle, low-level WC, and wash-hand basin. The en-suite also features tiled flooring and a frosted double-glazed window to the side.

The second and third bedrooms are double rooms



with rear-facing double-glazed windows, carpeted flooring, and radiators. The fourth bedroom is a single room located to the front elevation, also with carpeted flooring, a radiator, and a double-glazed window.

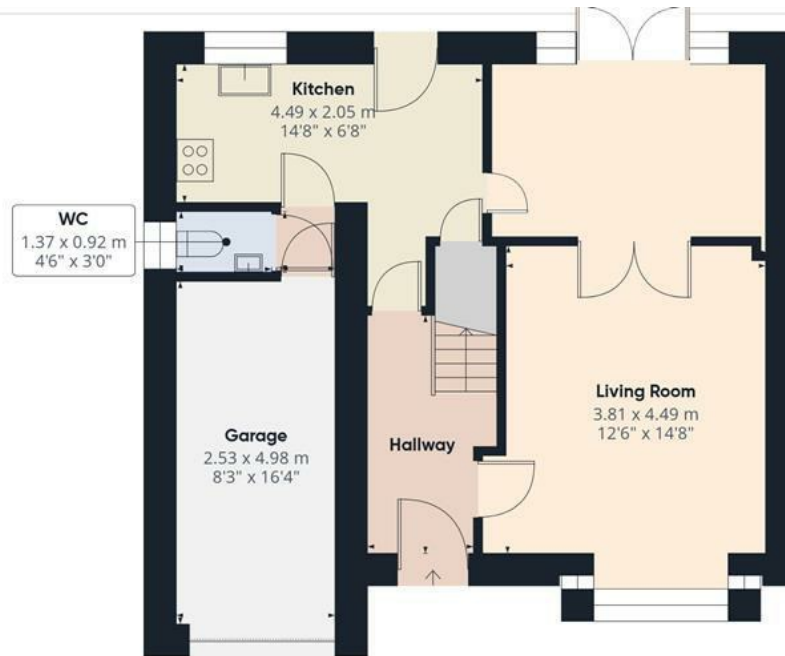
The family bathroom includes a three-piece suite with a bath and overhead shower, low-level WC, and wash-hand basin, with tiled walls and flooring and a frosted double-glazed window to the side elevation.

Outside

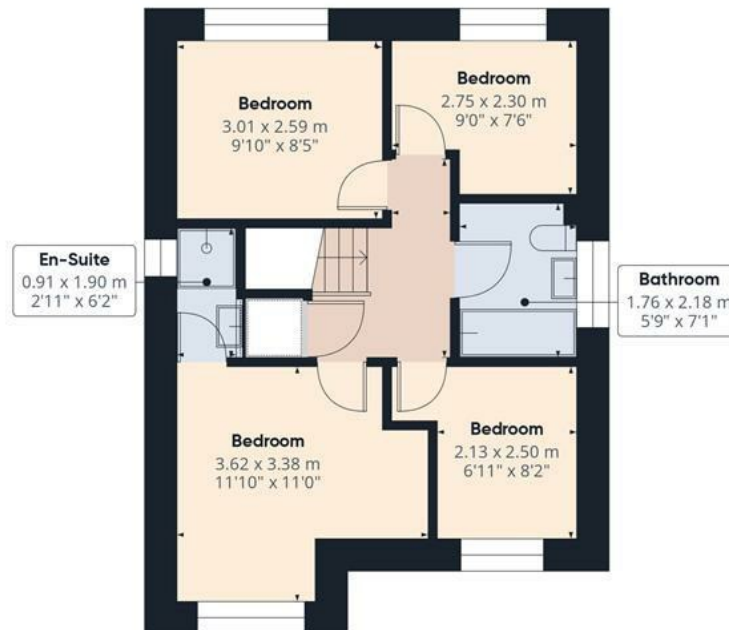




To the front, the property benefits from a private driveway providing off-street parking for multiple vehicles, along with access to an integrated garage. The rear garden is mainly laid to lawn with a paved patio area, enclosed with timber fencing, and includes a wooden storage shed.



Floor 0



Floor 1

Approximate total area⁽¹⁾

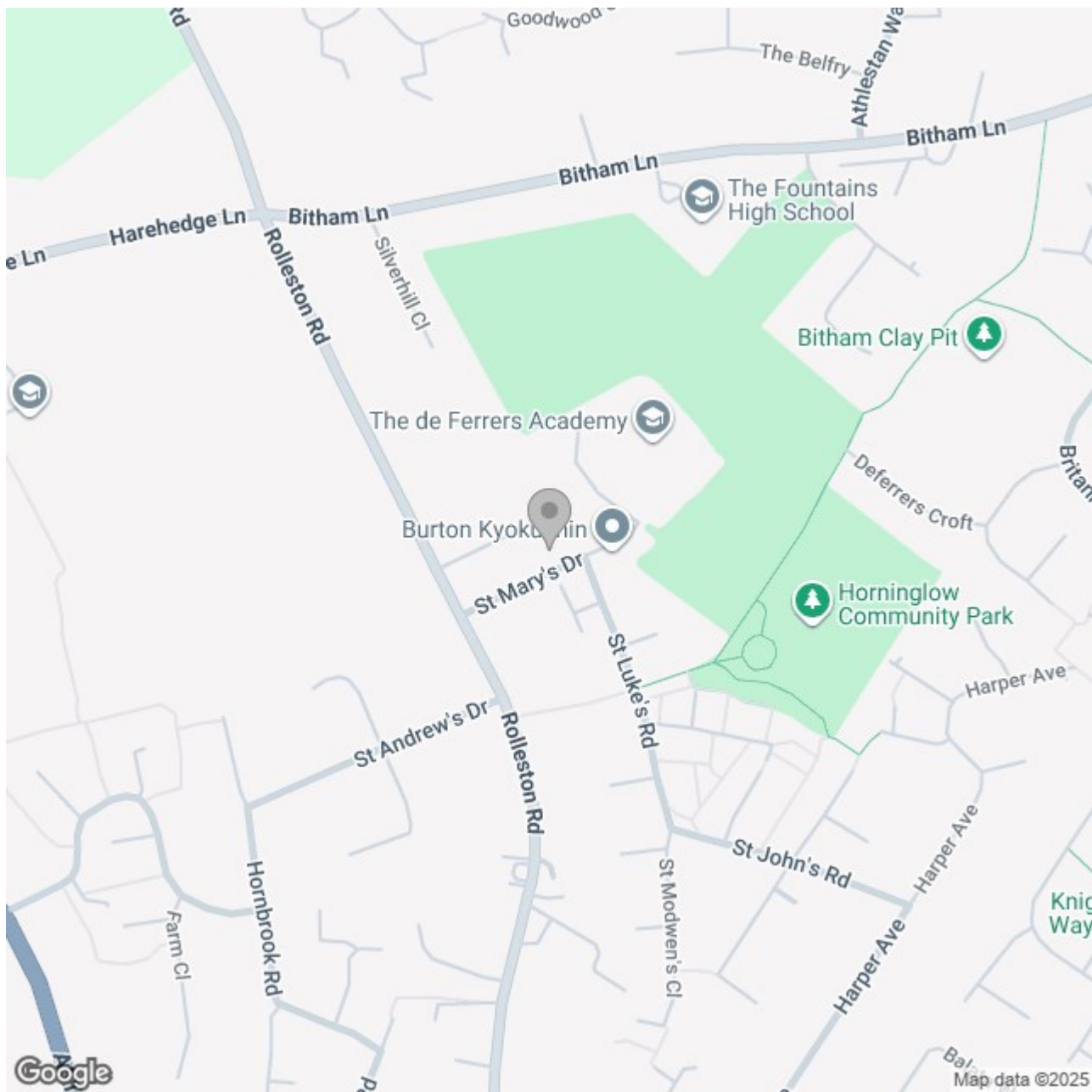
90.6 m²

976 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		86
(69-80) C	76	
(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 	