







A stylish and well-presented three-bedroom detached home located on Alexandra Road, offering spacious and modern living throughout, including a generous dual-aspect living room, a beautifully designed open-plan kitchen diner with French doors to the rear garden, three well-proportioned bedrooms, a contemporary four-piece bathroom, a practical utility room with WC, off-street parking, and a stunning, landscaped rear garden filled with mature planting, seating areas, and a pond feature.





## Accommodation

### Ground Floor:

Upon entering through a composite front entrance door, you are welcomed into a bright and inviting hallway with tiled flooring, stairs rising to the first floor, and doors leading off to the kitchen diner and living room. The dual-aspect living room offers ample space for furniture, a feature fireplace with surround, and large windows to the front elevation, creating a light-filled reception area.

To the rear, the property boasts a contemporary open-plan kitchen diner, fitted with a range of sleek white gloss units, contrasting worktops, and tiled splash backs. There is an integrated oven and hob, a stainless steel sink with mixer tap, and space for further appliances. The kitchen flows seamlessly into the dining area which enjoys views across the rear garden through French doors, providing an excellent space for both everyday meals and entertaining. A further internal door leads to a utility room that also includes a WC.

### First Floor:

The landing provides access to three well-proportioned bedrooms and a stylish family bathroom. The master bedroom is positioned to the front elevation and offers ample space for a double bed and freestanding furniture. The second bedroom is also a double room facing the front, making it ideal as a guest room or additional family bedroom. The third bedroom is located at the rear of the property and enjoys views over the beautifully landscaped garden. The modern bathroom also overlooks the rear and is fitted with a four-piece



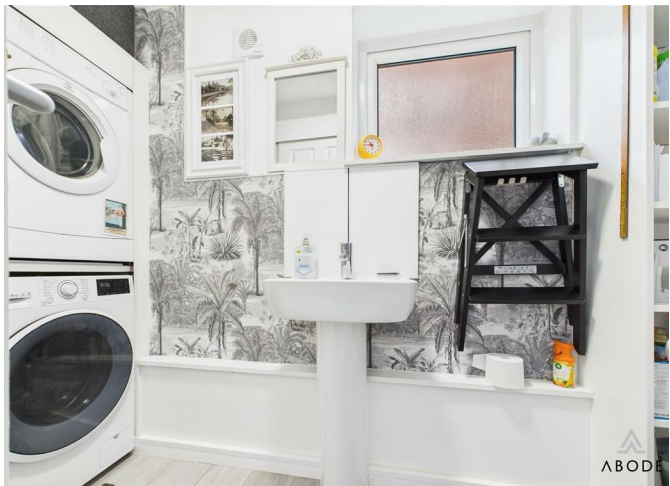
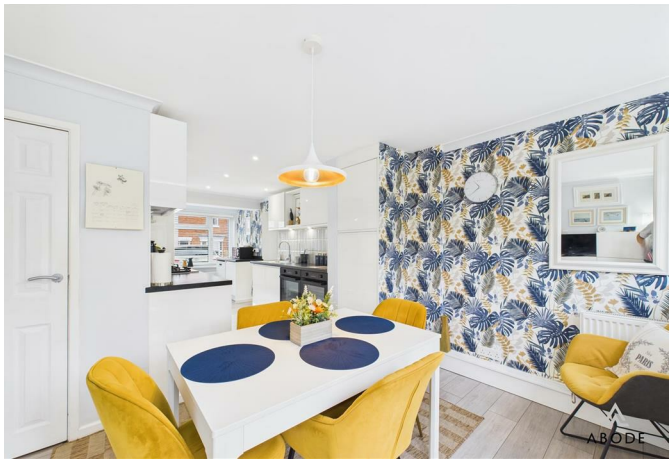
suite including a bath, separate walk-in shower with glass enclosure, a wash hand basin with mixer tap, and a low-level WC, all complemented by tiled surrounds and a double-glazed window.

### Outside:

The rear garden is a true highlight of the property — lovingly landscaped to include meandering gravel paths, an array of mature trees, shrubs, and vibrant planting. There are designated seating areas for relaxation and entertaining, a well-maintained lawn, and a pond feature











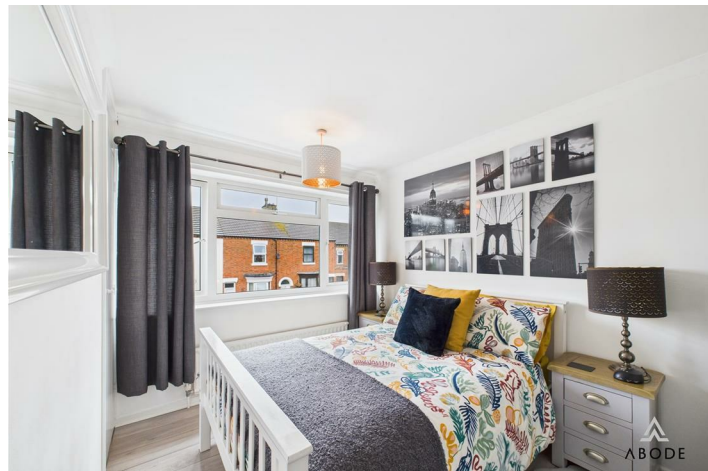
that adds to the tranquil setting.

**Location:**

Situated on Alexandra Road in the heart of Burton-on-Trent, the property is conveniently positioned for a range of local amenities including shops, supermarkets, and schools. Burton town centre and the railway station are both within easy reach, offering excellent transport links for commuters. The area is well-served by parks and leisure facilities, making it a popular choice for families and professionals alike.







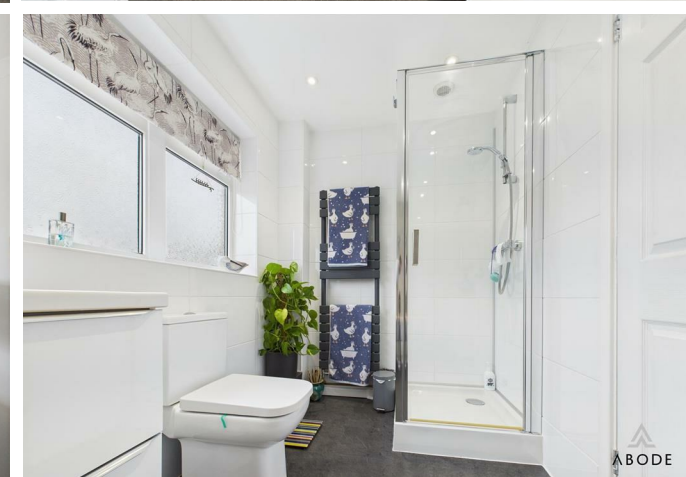
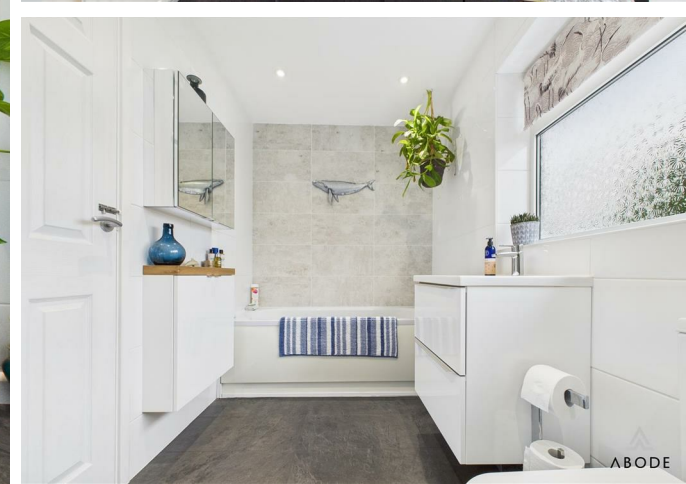




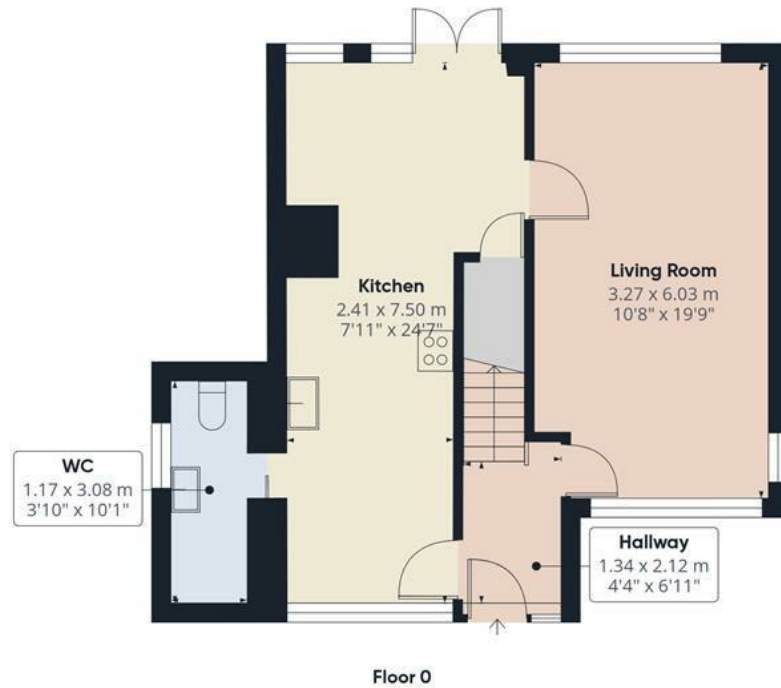




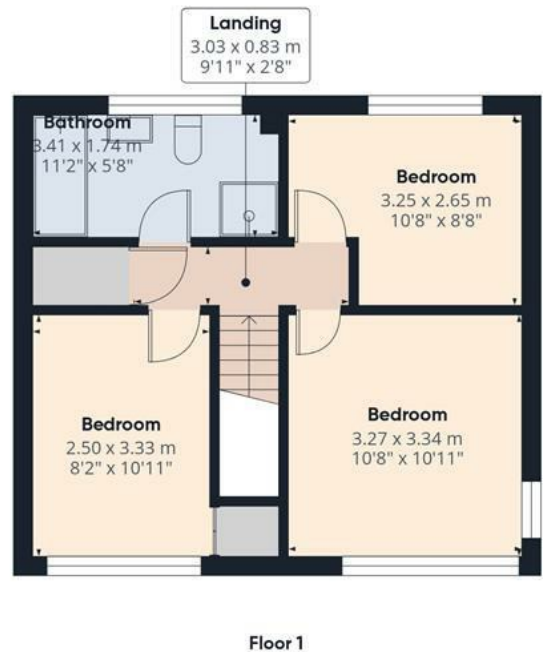








**Approximate total area<sup>(1)</sup>**  
87.8 m<sup>2</sup>  
946 ft<sup>2</sup>



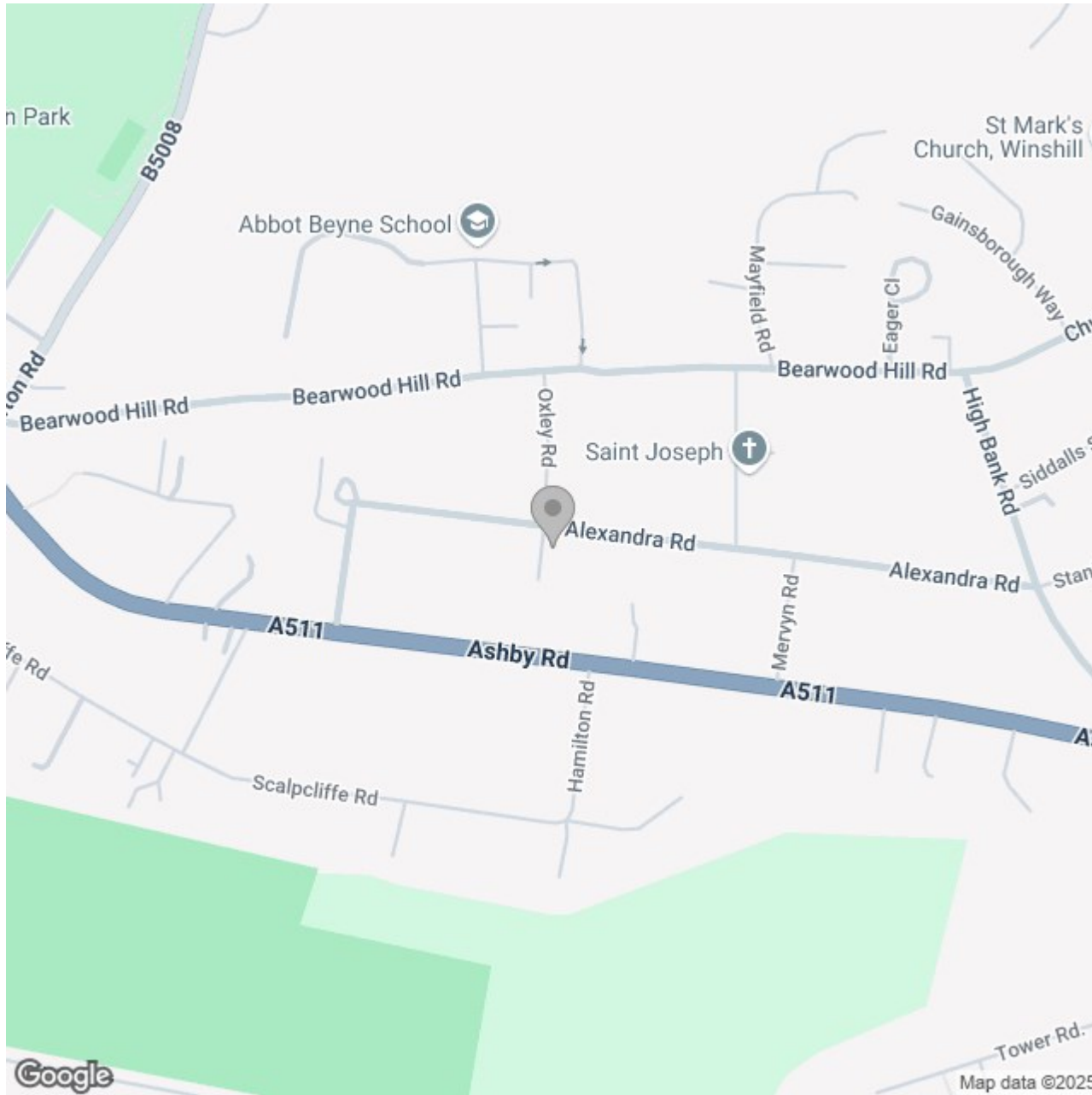
(1) Excluding balconies and terraces

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) <b>A</b>		
(81-91) <b>B</b>		<b>82</b>
(69-80) <b>C</b>	<b>69</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 