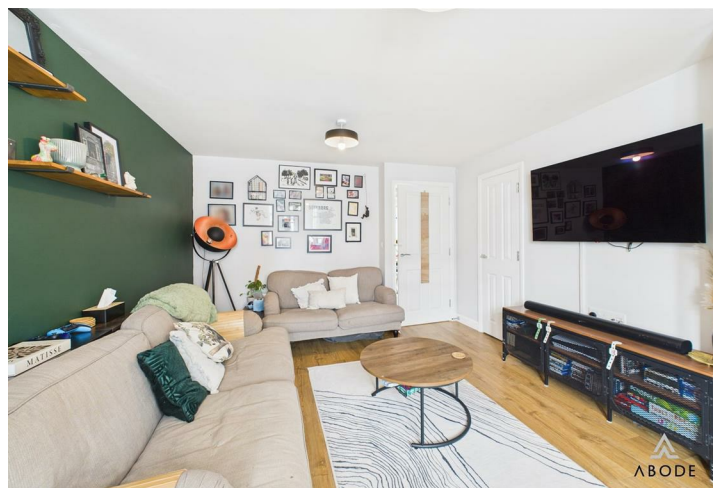








A modern three-storey townhouse set within a popular cul-de-sac, offering well-presented and versatile accommodation ideal for families. The property features a bay-fronted lounge, a spacious open-plan kitchen diner with French doors to the garden, three double bedrooms including a master suite with en-suite shower room, and a landscaped rear garden. A double-width driveway provides off-street parking, and the home is conveniently located for Burton town centre as well as nearby villages including Tutbury, Anslow, and Tatenhill.





## Accommodation

### Ground Floor

The property is approached via a double-width driveway leading to the front entrance door, which opens into a welcoming hallway. From here there is access to the guest cloakroom fitted with a WC and wash hand basin. Positioned to the front elevation, the bay-fronted lounge provides a bright reception space and includes a useful under stairs storage cupboard. An inner hallway leads through to the open-plan kitchen diner, which is fitted with a selection of modern wall and base units and a range of integrated appliances including oven, four-ring gas hob with extractor hood, fridge freezer, and dishwasher. The dining area provides ample space for a table and chairs and is enhanced by French doors that open directly onto the rear garden.

### First Floor

The first floor provides two double bedrooms, one overlooking the front aspect and the other positioned to the rear. A well-appointed bathroom serves this floor, comprising a white three-piece suite with panelled bath and shower over, wash hand basin, and low-level WC.

### Second Floor

The top floor is dedicated to the master bedroom suite, a generously sized space benefiting from a front-facing window, rear skylights, and built-in wardrobes. The private en-suite includes a double shower enclosure, wash hand basin, low-level WC, and heated towel rail.

### Outside



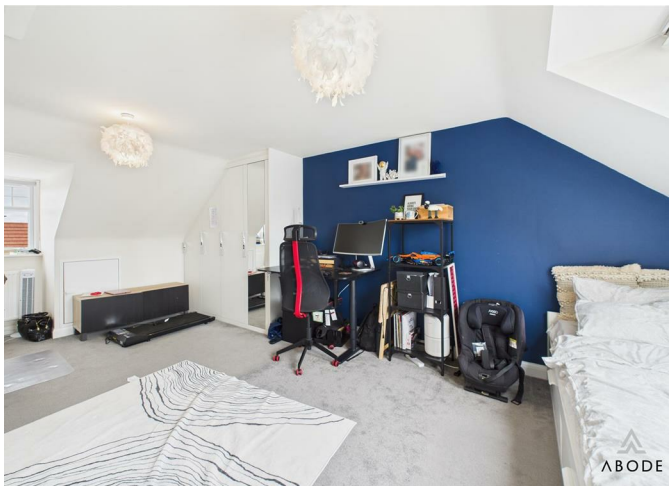
To the front of the property is a double-width driveway providing off-street parking. The rear garden is landscaped with a paved patio seating area and lawn, enclosed by timber fencing with gated access leading back to the front of the home.

### Location

The property is conveniently placed for Burton town centre and within easy reach of nearby villages such as Tutbury, Anslow, and Tatenhill. The development offers a family-friendly setting with good access to local amenities,









schooling, and transport links to surrounding areas including the A38 and A50.







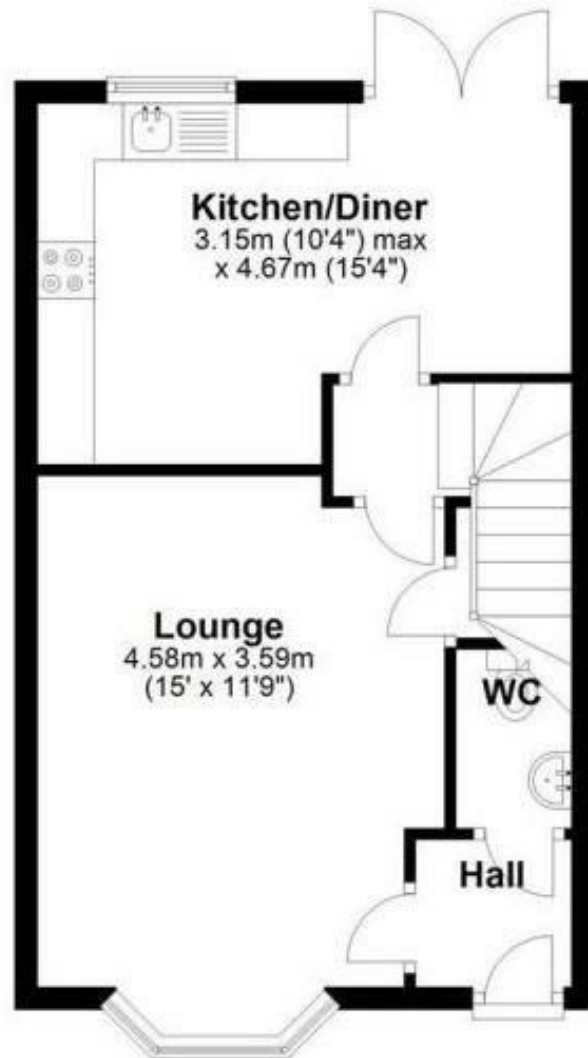




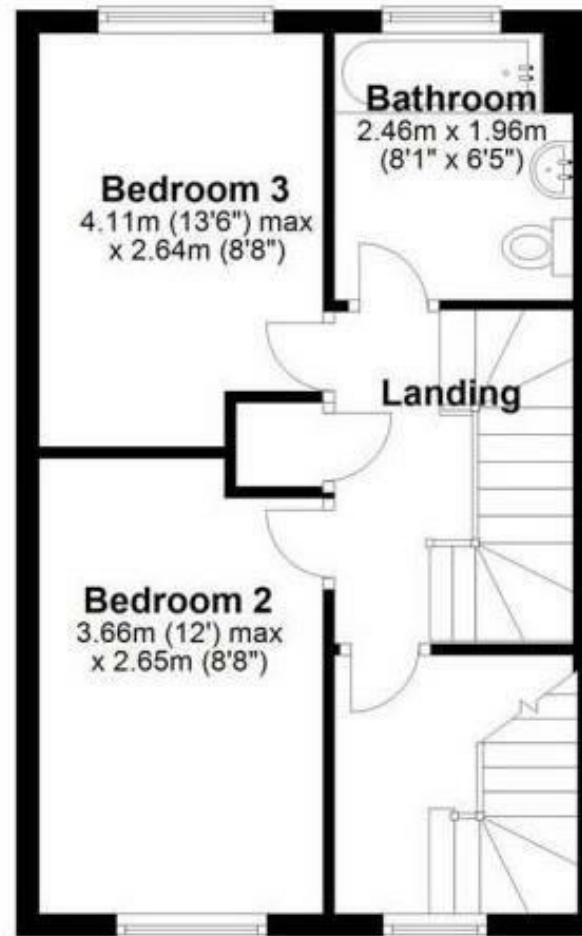




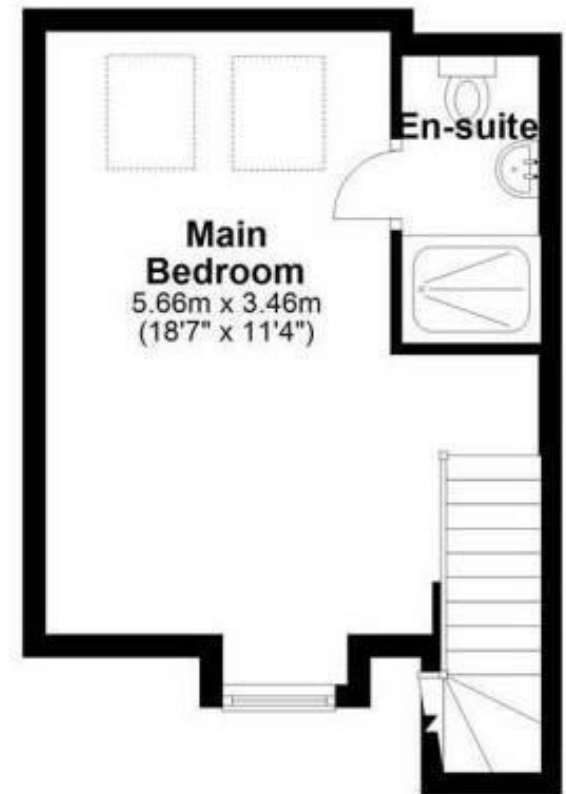
**Ground Floor**



**First Floor**

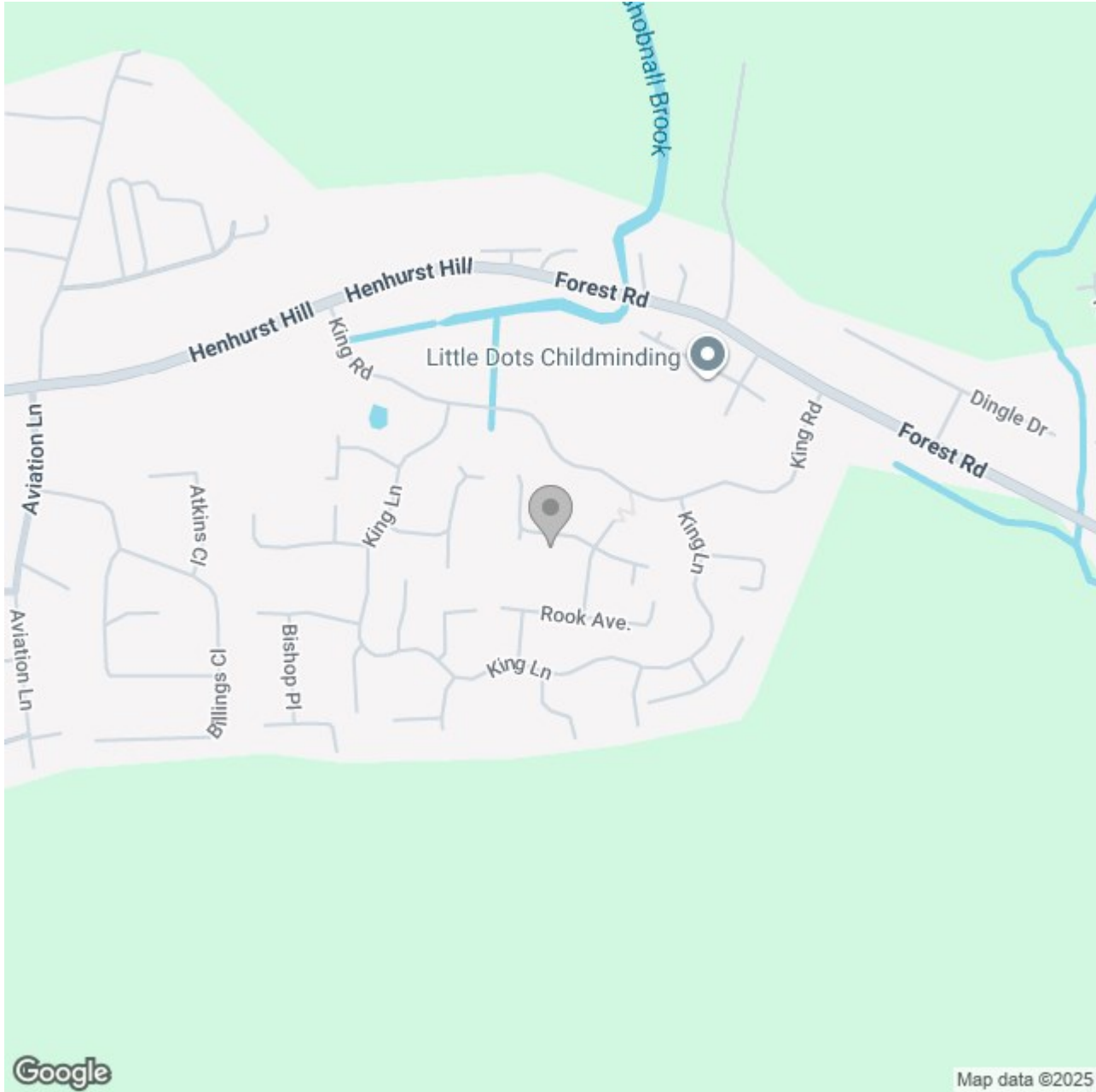


**Second Floor**









### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</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		

England & Wales

EU Directive 2002/91/EC