







This well-presented three-bedroom home offers modern and spacious accommodation ideal for families. The property has been thoughtfully updated throughout, featuring a bright living room, an open-plan kitchen diner, three bedrooms, and a contemporary bathroom. Externally, it benefits from off-street parking, an integral garage, and a private rear garden.



## Accommodation

### Ground Floor

The property is entered via a front door into a welcoming hallway, which provides access to the main living accommodation and stairs rising to the first floor. The living room is generous in size, extending the full depth of the property into the dining area, with large windows allowing in plenty of natural light. To the rear, an opening leads seamlessly into the modern kitchen diner, which is fitted with a range of sleek white wall and base units, complemented by tiled splash backs, integrated oven, gas hob with extractor, and ample space for appliances. The dining area offers space for a family dining table and features patio doors that open onto the rear garden. Completing the ground floor is a WC cloakroom and access to the garage, which provides excellent storage or potential for conversion.

### First Floor

The landing provides access to three well-proportioned bedrooms and the family bathroom. The main bedroom is a double room a front-facing window. The second bedroom, also a double, overlooks the rear garden, while the third bedroom is a good-sized single, perfect for a nursery, study, or guest room. The family bathroom is finished to a modern standard with tiled walls, a curved bath with rainfall shower over, a low-level WC, wash-hand basin, and heated towel rail.

### Outside



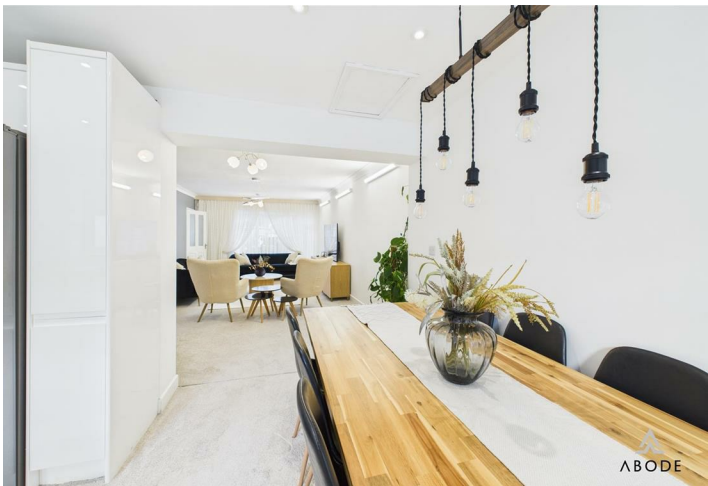
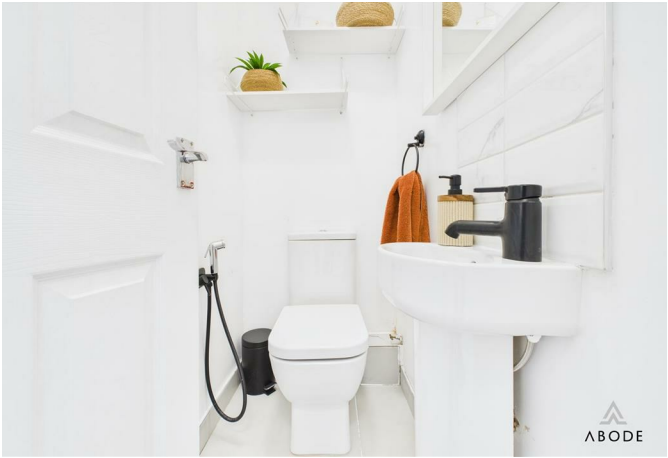
To the front, the property benefits from a block-paved driveway providing ample off-street parking and leading to the garage, with a further shared driveway to the side. The rear garden is mainly laid to lawn, enclosed by timber fencing, and includes planted borders and a patio area, making it an excellent space for outdoor seating and entertaining.

### Location

The property is located within a popular residential area,

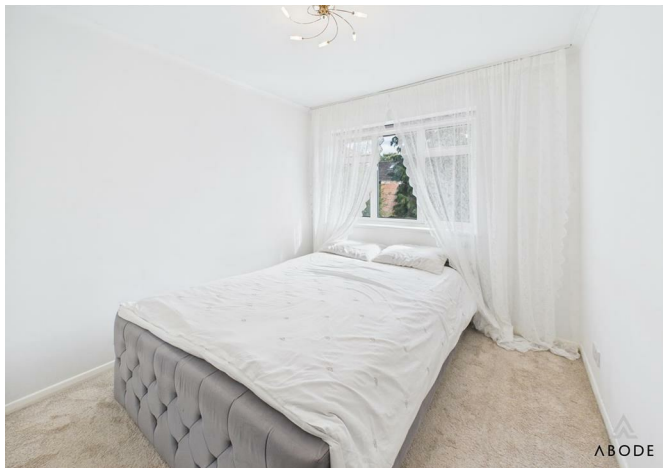








close to a range of local amenities including shops, schools, and recreational facilities. Excellent transport links are nearby, providing easy access to Burton town centre and the A38 for commuting further afield.





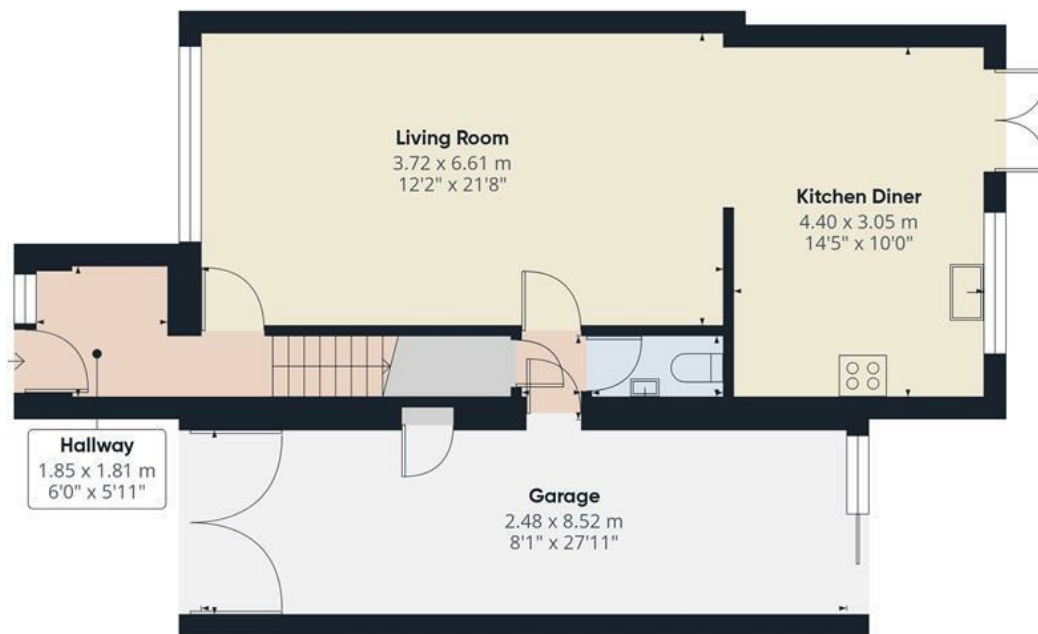










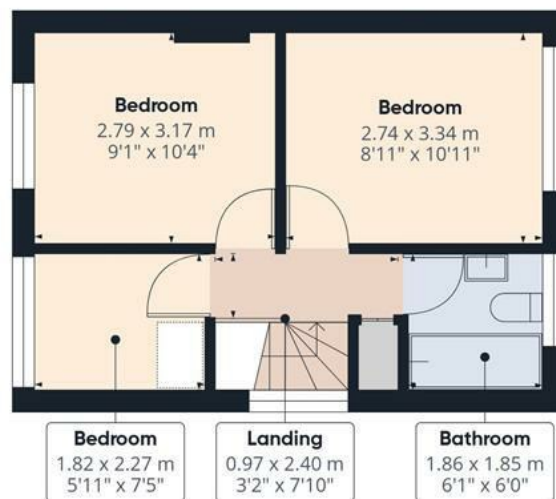


Floor 0

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

97.2 m<sup>2</sup>

1047 ft<sup>2</sup>



Floor 1

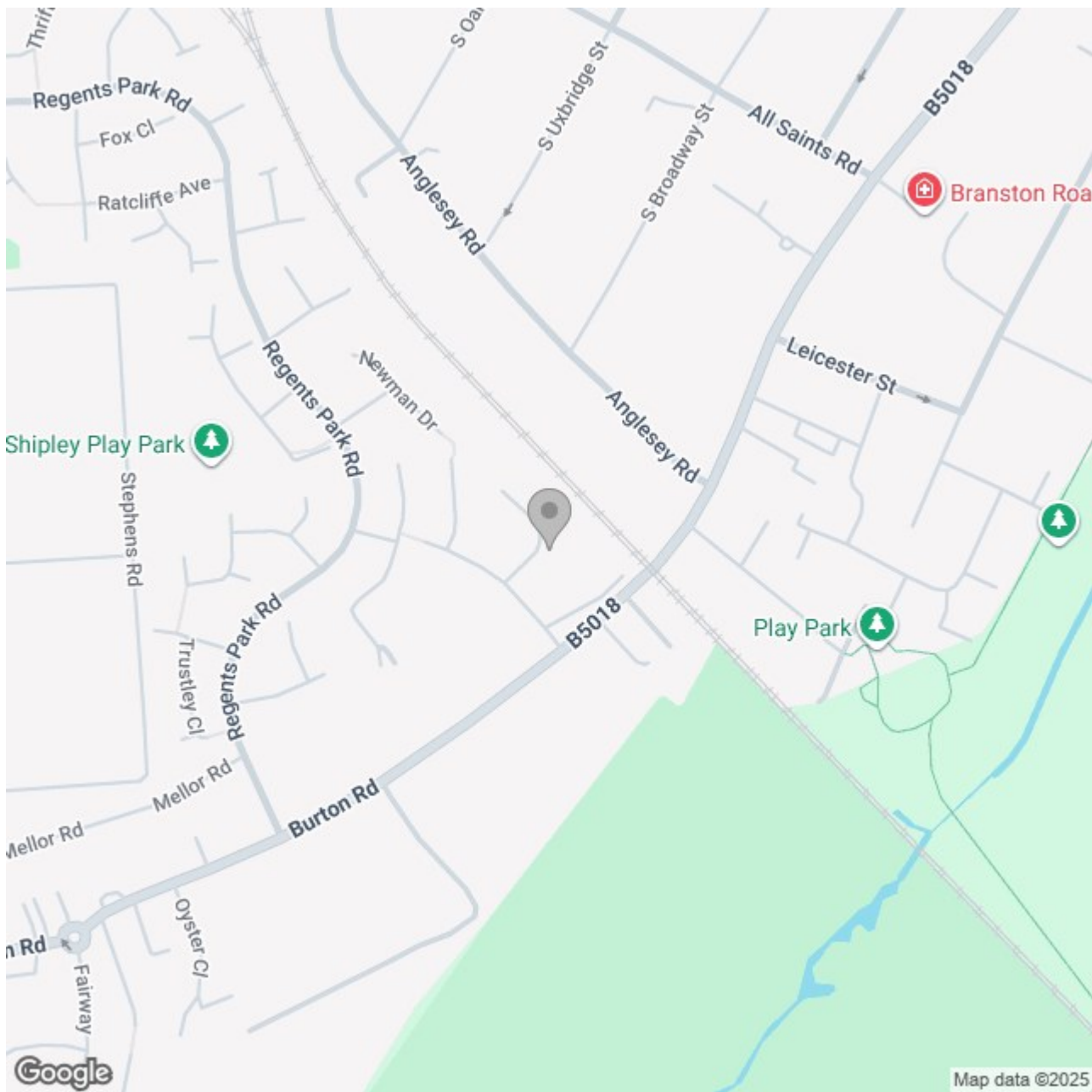
(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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## 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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 