





A modern three-bedroom townhouse built in 2024, situated on the desirable Beamhill Heights development on the edge of Burton. This well-presented home is ideally suited to first-time buyers or young families, offering stylish accommodation set across three floors with off-street parking to the front and a private, low-maintenance rear garden.



## Accommodation

### Ground Floor

The property is entered via the front door into a welcoming entrance hallway with stairs rising to the first floor. From here, doors lead to a guest WC and the spacious open-plan kitchen, dining, and living space. This light and versatile area features French doors opening directly onto the rear garden, creating an excellent space for entertaining and everyday family living.

### First Floor

The first-floor landing provides access to two bedrooms and the family bathroom. Bedroom two is a well-proportioned double room, while bedroom three makes an ideal single bedroom, nursery, or home office. The family bathroom is fitted with a three-piece suite.

### Second Floor

The top floor is dedicated to the master bedroom, a generous double room enjoying privacy and ample natural light from skylight windows.

### Outside

To the front, the property benefits from a double driveway providing off-street parking. The rear garden has been designed for ease of maintenance, with a paved pathway, slate-chipped seating area, and ample space for outdoor dining. The garden is fully enclosed with timber fencing and includes a

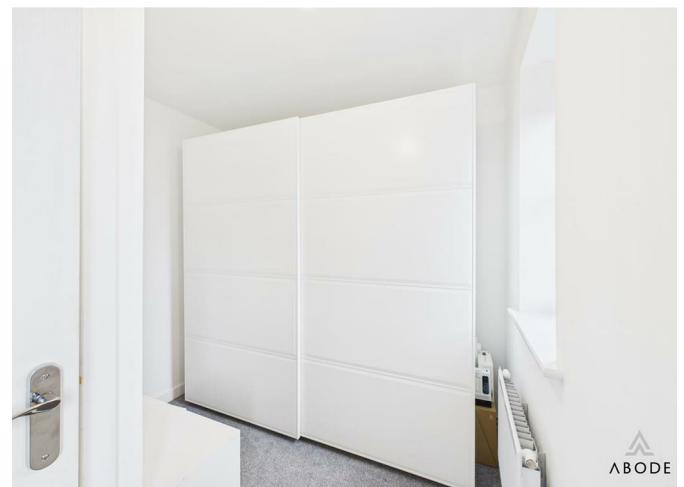


large timber shed for storage.

### Additional Information

The property benefits from gas central heating and double glazing throughout. We understand there is an annual estate management charge of approximately £115.00 (to be verified by a purchaser's legal adviser).





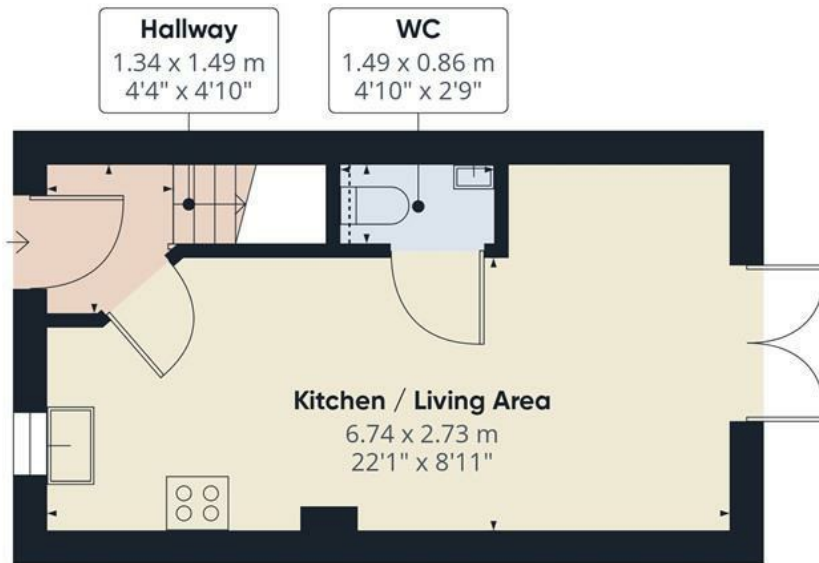




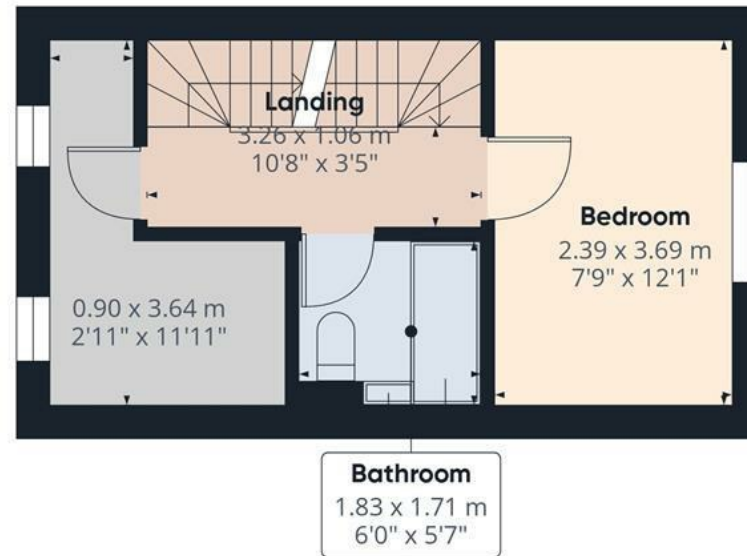




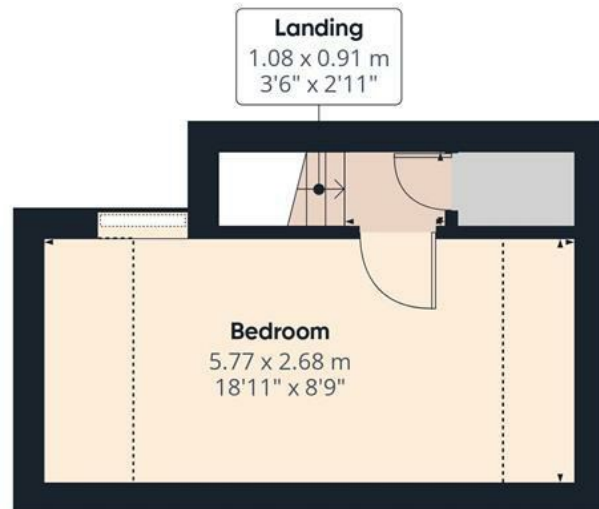




Floor 0



Floor 1



Floor 2



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

63.3 m<sup>2</sup>

682 ft<sup>2</sup>

Reduced headroom

4.5 m<sup>2</sup>

49 ft<sup>2</sup>

(1) Excluding balconies and terraces

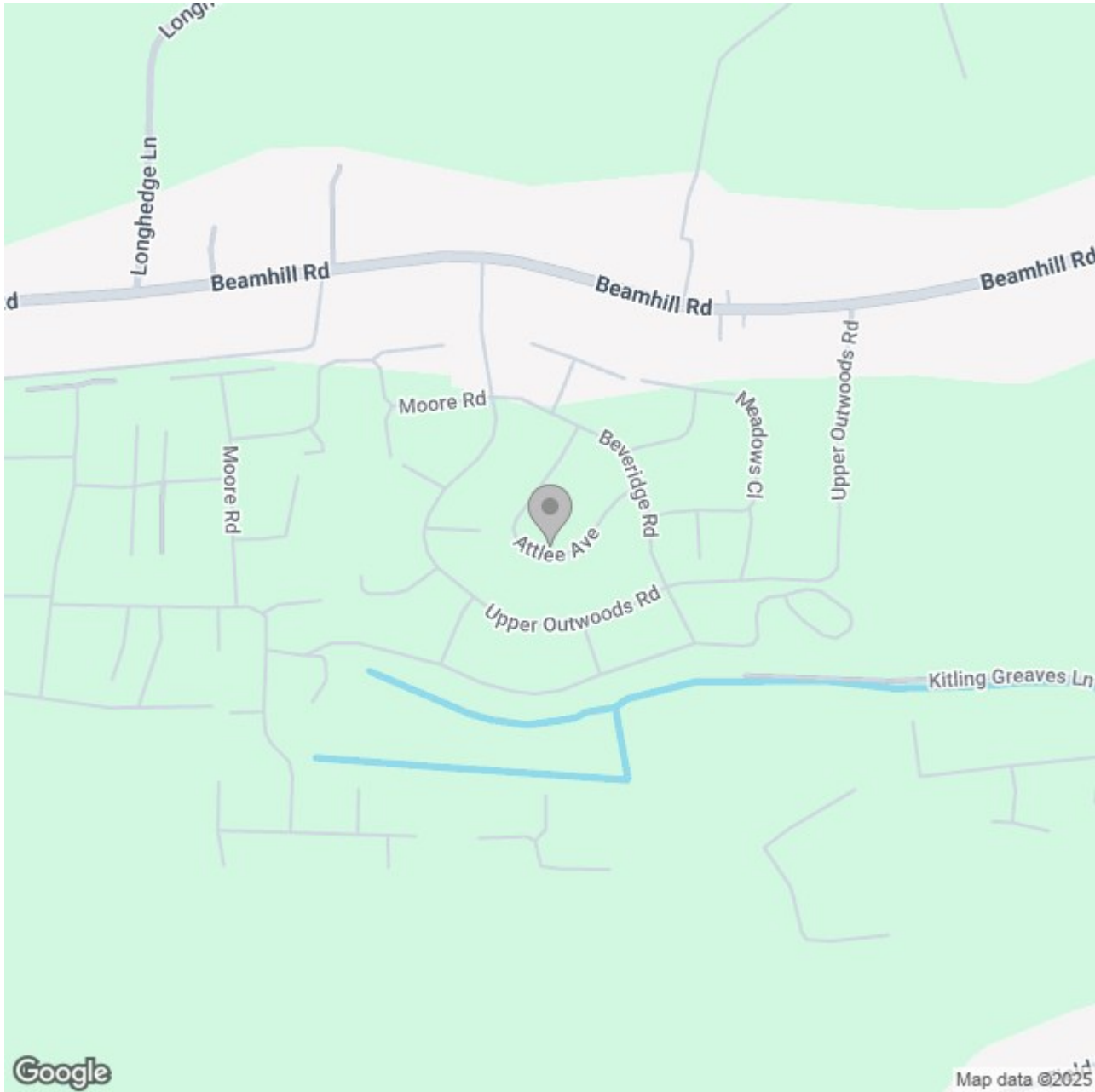
Reduced headroom

Below 1.5 m/5 ft

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) <b>A</b>                          |                                                                                                               | <b>98</b> |
| (81-91) <b>B</b>                            | <b>85</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  |           |