







\*\*\*CHAIN FREE\*\*\* This beautifully presented four-bedroom end-terraced property combines generous proportions, stylish interiors, and a thoughtfully landscaped garden. With spacious reception rooms, a modern kitchen diner, and a well-appointed family bathroom, the home has been carefully updated while retaining a sense of character. The property also benefits from the rare advantage of off-street parking to the rear, making it a highly appealing choice for families or professional buyers seeking space, convenience, and comfort.





## Accommodation

### Ground Floor

The home is entered via a front door into an inviting hallway with attractive parquet flooring and a striking staircase. To the left, a large dining room offers a versatile reception space, featuring dual windows to the front elevation and plenty of natural light. To the right, the principal living room provides a welcoming family area with neutral décor, a fireplace with surround, and a rear facing window.

To the rear of the property, the impressive kitchen diner forms the heart of the home. Finished with shaker-style cabinets and solid wood work surfaces, the kitchen includes a space for cooker with extractor over, integrated appliances, and tiled flooring. The generous dining space beyond benefits from French doors opening directly to the patio, creating the perfect flow between indoor and outdoor living.

### First Floor

The first-floor landing leads to three well-proportioned bedrooms and an office. The master bedroom is particularly spacious, with a rear facing window and elegant ceiling cornicing. Bedrooms two and three are also good-sized doubles, both offering flexibility as children's rooms or guest bedrooms and the Office would also work as a nursery or dressing room.

The family bathroom is finished to a high standard, comprising a freestanding roll-top bath, a separate



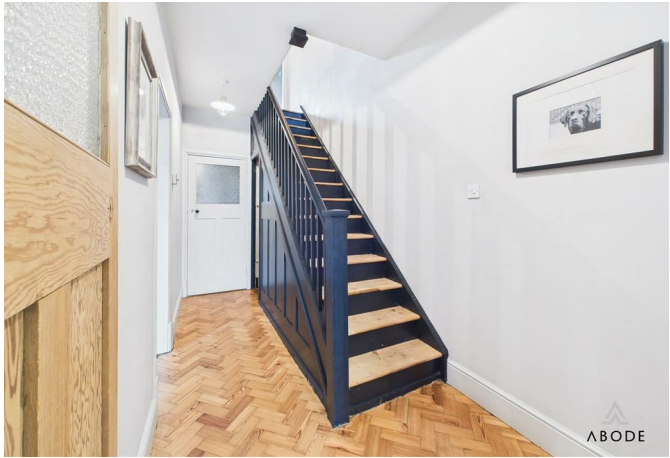
corner shower enclosure with glass doors, a wash hand basin, and a low-level WC. Complemented by a heated towel rail and tasteful décor, the space provides a luxurious yet practical setting.

### Outside

Externally, the property offers a beautifully landscaped and private rear garden. A large stone-paved patio provides ample space for outdoor seating and entertaining, with steps leading down to a long lawn bordered by planting









beds and enclosed by timber fencing. A timber shed is positioned at the far end of the garden, with a gated rear entrance providing access to the off-street parking area. To the front, the property presents an attractive brick façade in keeping with the surrounding period homes.

#### Location

The property is ideally located within easy reach of a wide range of local amenities including schools, shops, and healthcare facilities. Excellent transport links provide straightforward access into Burton-on-Trent and surrounding villages, while nearby parks and open spaces offer opportunities for recreation. The combination of convenience, community, and access to everyday essentials makes this a highly desirable residential setting.























Floor 0



Floor 1

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

156.1 m<sup>2</sup>

1681 ft<sup>2</sup>

(1) Excluding balconies and terraces

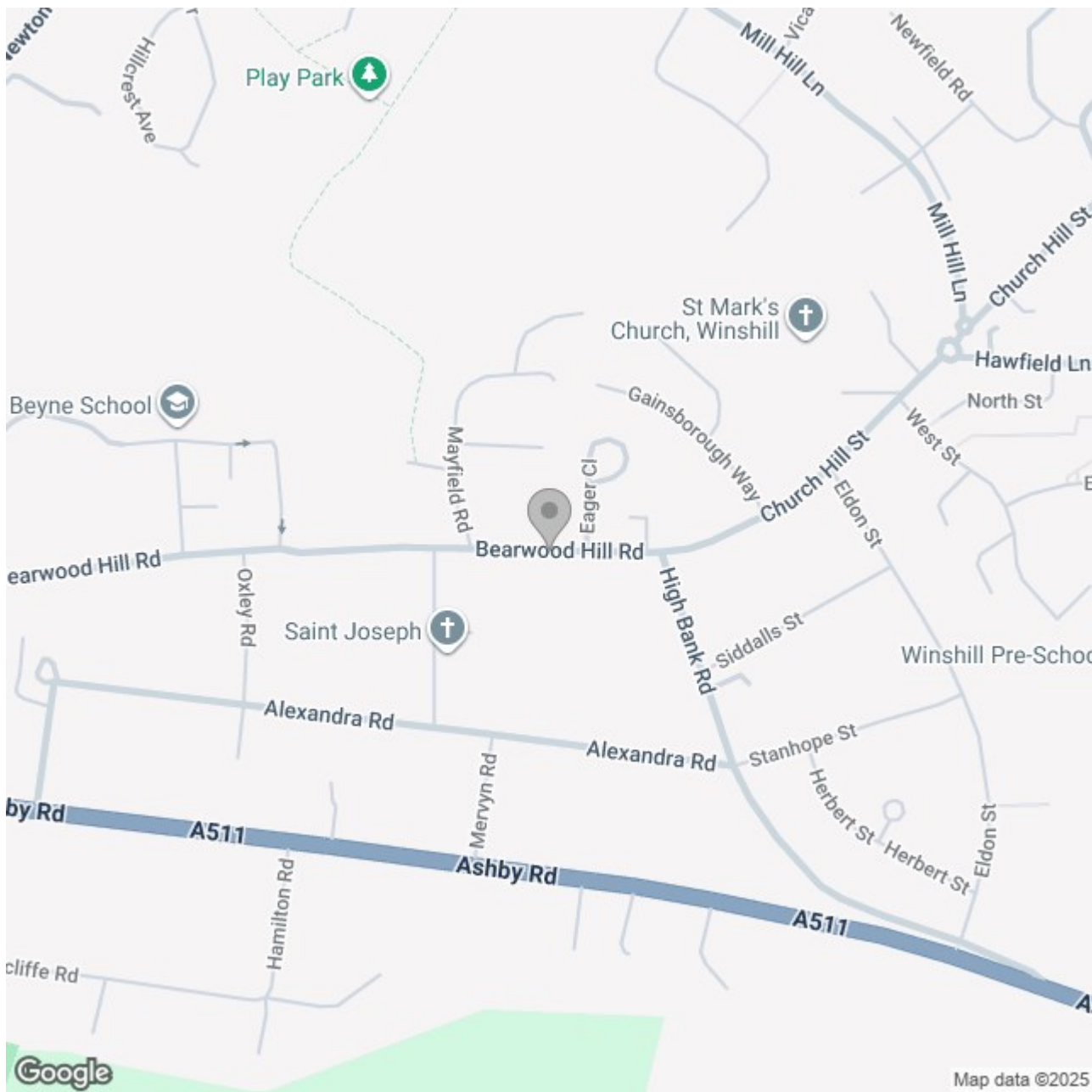
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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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		

England & Wales

EU Directive  
2002/91/EC
 