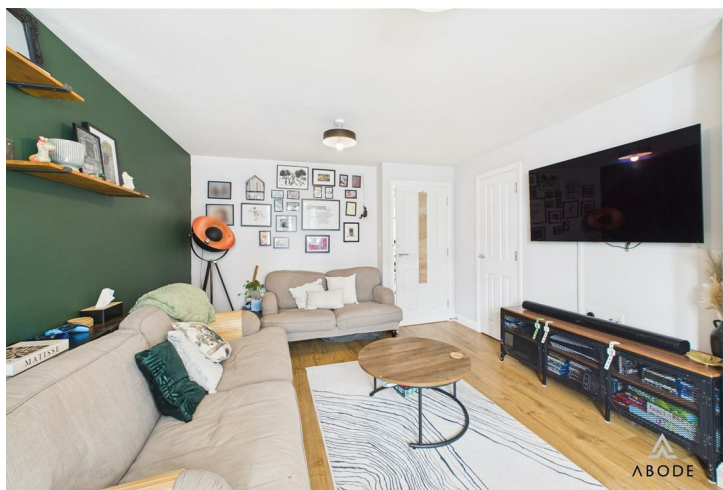






A modern three-storey townhouse set within a popular cul-de-sac, offering well-presented and versatile accommodation ideal for families. The property features a bay-fronted lounge, a spacious open-plan kitchen diner with French doors to the garden, three double bedrooms including a master suite with 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,







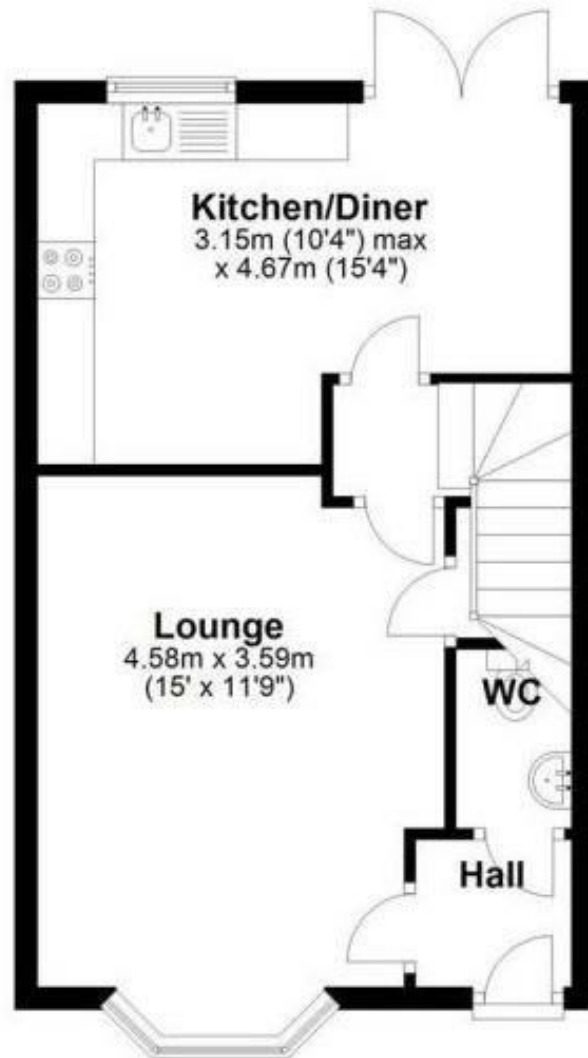
schooling, and transport links to surrounding areas including the A38 and A50.



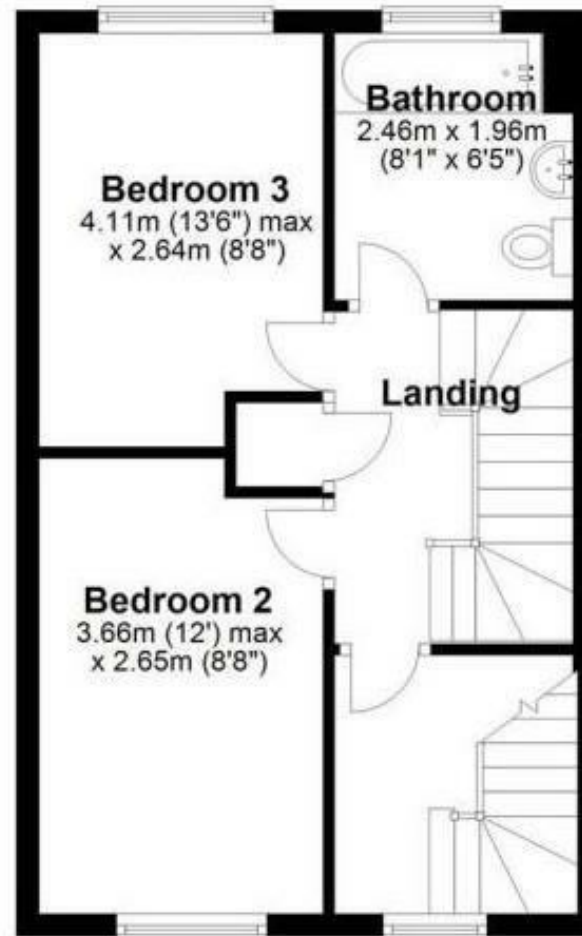




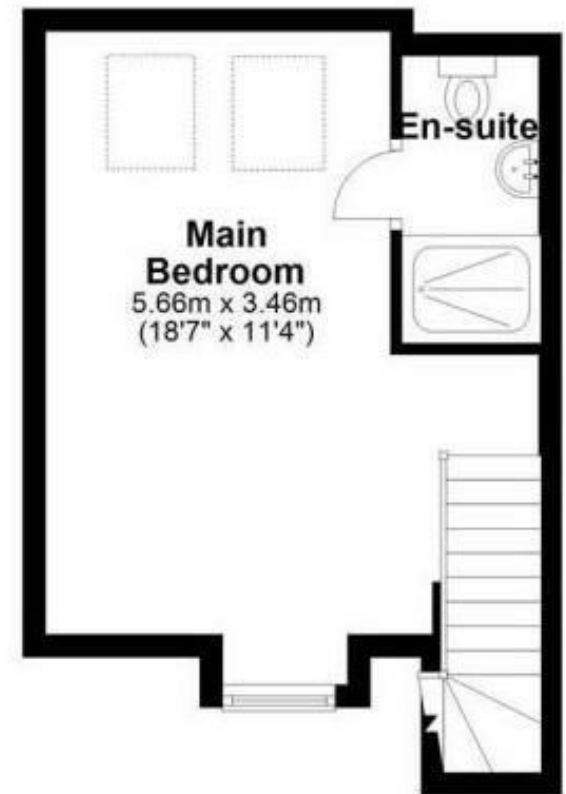
Ground Floor

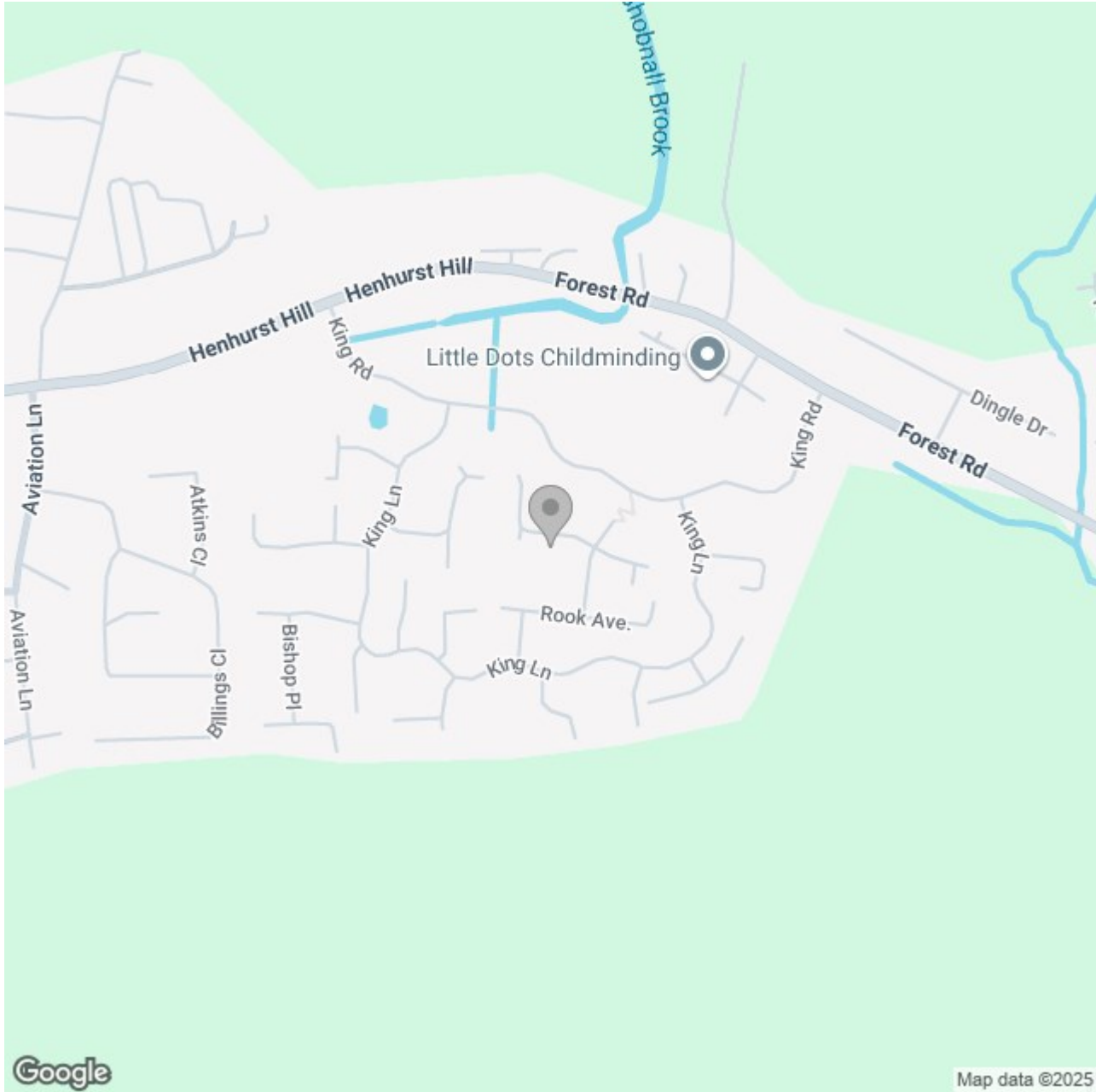


First Floor



Second Floor





Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		96
(81-91) B	86	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive 2002/91/EC