





****NO UPWARDS CHAIN**** A deceptively spacious four-bedroom semi-detached home offering a fantastic amount of living space inside and out. The property features three reception rooms, a ground-floor double bedroom with an adjoining bathroom, a lovely garden room overlooking the mature rear garden, and two separate garages with a large workshop in between — perfect for anyone needing hobby space or additional storage. With two driveways, generous gardens, and spacious interior, this is a home that provides excellent flexibility for family life.



Accommodation

Ground Floor

A welcoming entrance hallway sets the tone for the home, with doors leading off to the main reception rooms and stairs rising to the first floor.

The living room sits to the front of the property and enjoys a large bay window allowing plenty of natural light to flow through. A feature brick fireplace acts as a focal point, while glazed double doors open through to the garden room at the rear. The garden room provides a peaceful spot to relax, with sliding patio doors opening out onto the rear garden and an internal connecting door through to the office, ideal for home working.

To the front of the property, the dining room offers space for a family dining table and leads through a wide archway into the kitchen, which is fitted with a range of traditional wall and base units, integrated appliances, and a window overlooking the garden room.

A utility room sits to the rear, providing extra worktop space and plumbing for appliances, with a side door leading out to the garden. From here, a door opens into the ground-floor bathroom, fitted with a bath, shower area, WC, and wash basin. The bathroom adjoins a double bedroom positioned to the front of the house, making this side of the property perfect for anyone looking for single-level living accommodation.

First Floor



Upstairs, the landing gives access to three well-proportioned bedrooms and a family bathroom. The main bedroom, positioned at the front, is a generous double with space for wardrobes and bedroom furniture. The second bedroom also offers excellent space and enjoys views across the rear garden, while the third bedroom makes an ideal single, guest room, or study. The bathroom includes a bath with shower over, WC, and wash basin.

Outside







The property sits on a generous plot with a wide frontage and plenty of kerb appeal. Two separate driveways provide off-street parking and lead to two garages, each with up-and-over doors. Between them is a large workshop, complete with power, lighting, and workbenches — a brilliant space for projects, hobbies, or additional storage.

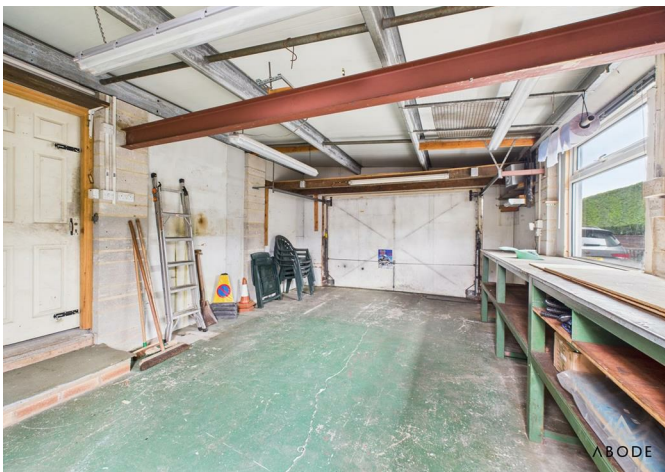
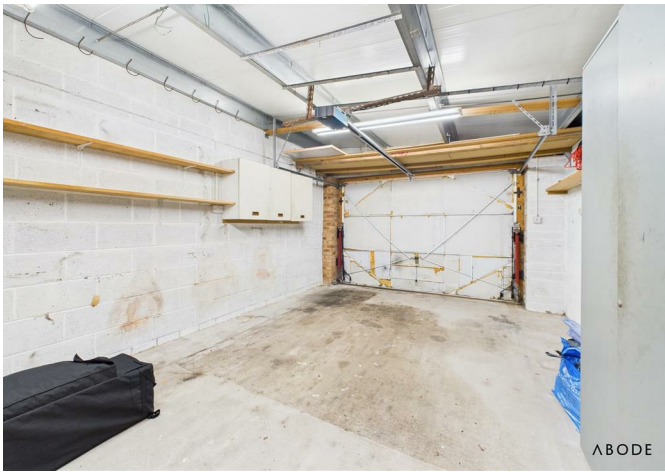


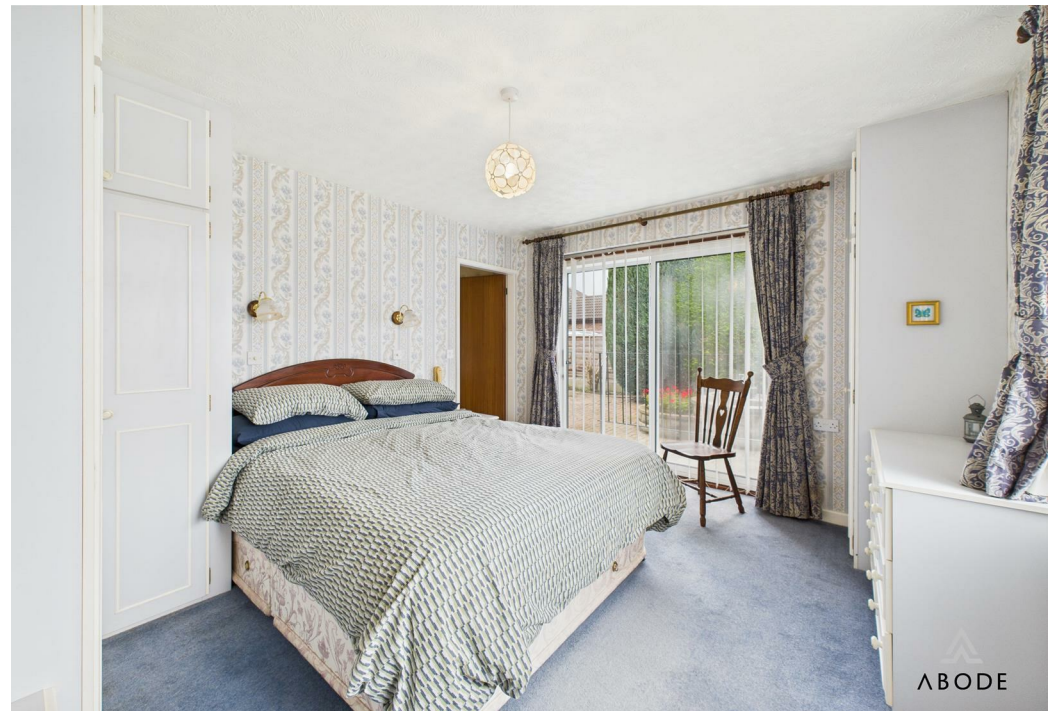
The rear garden is beautifully maintained and offers excellent privacy, featuring a shaped lawn, established borders, and a paved patio area ideal for outdoor seating. Beyond the right-hand garage is an additional enclosed garden area accessed via a door through the garage, providing even more outside space.

Location

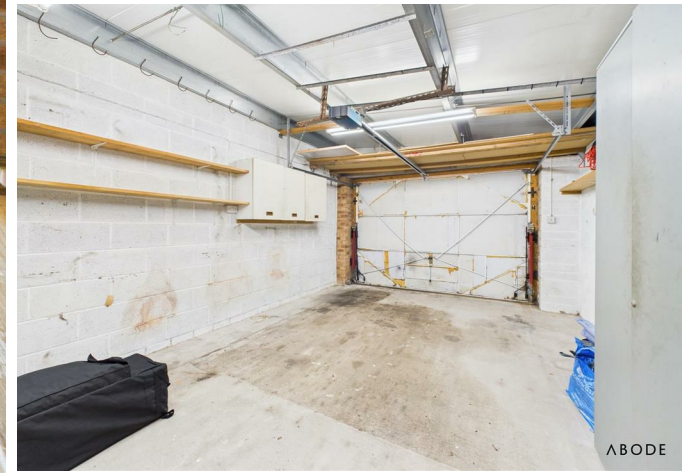
The property is situated in a popular and well-established residential area, within easy reach of local shops, schools, Burton hospital and everyday amenities. Excellent road links connect to Burton-on-Trent, Derby, and the A38 and A50, while nearby parks and countryside walks make it a convenient yet pleasant place to call home.

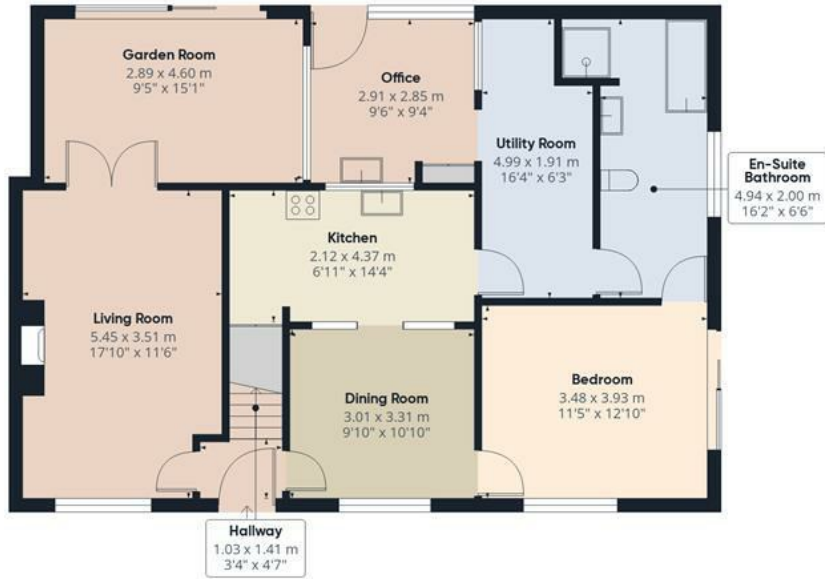








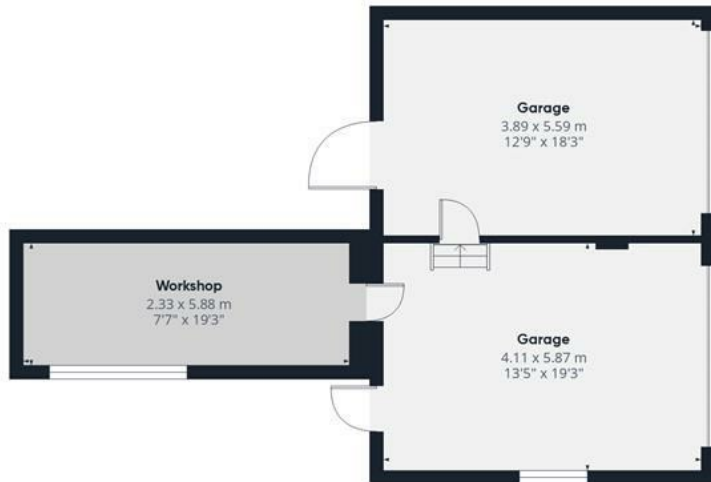




Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area⁽¹⁾

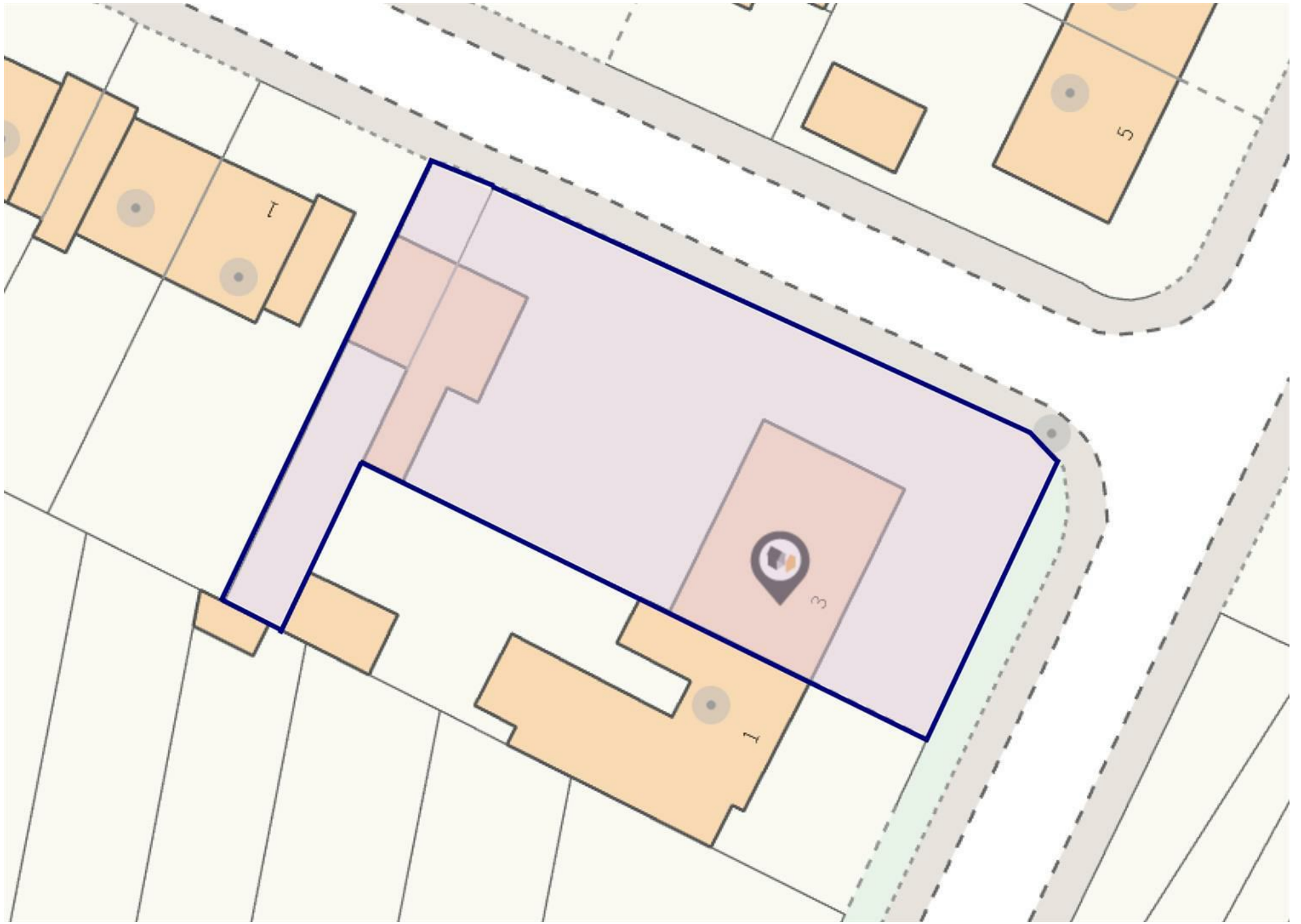
196.9 m²

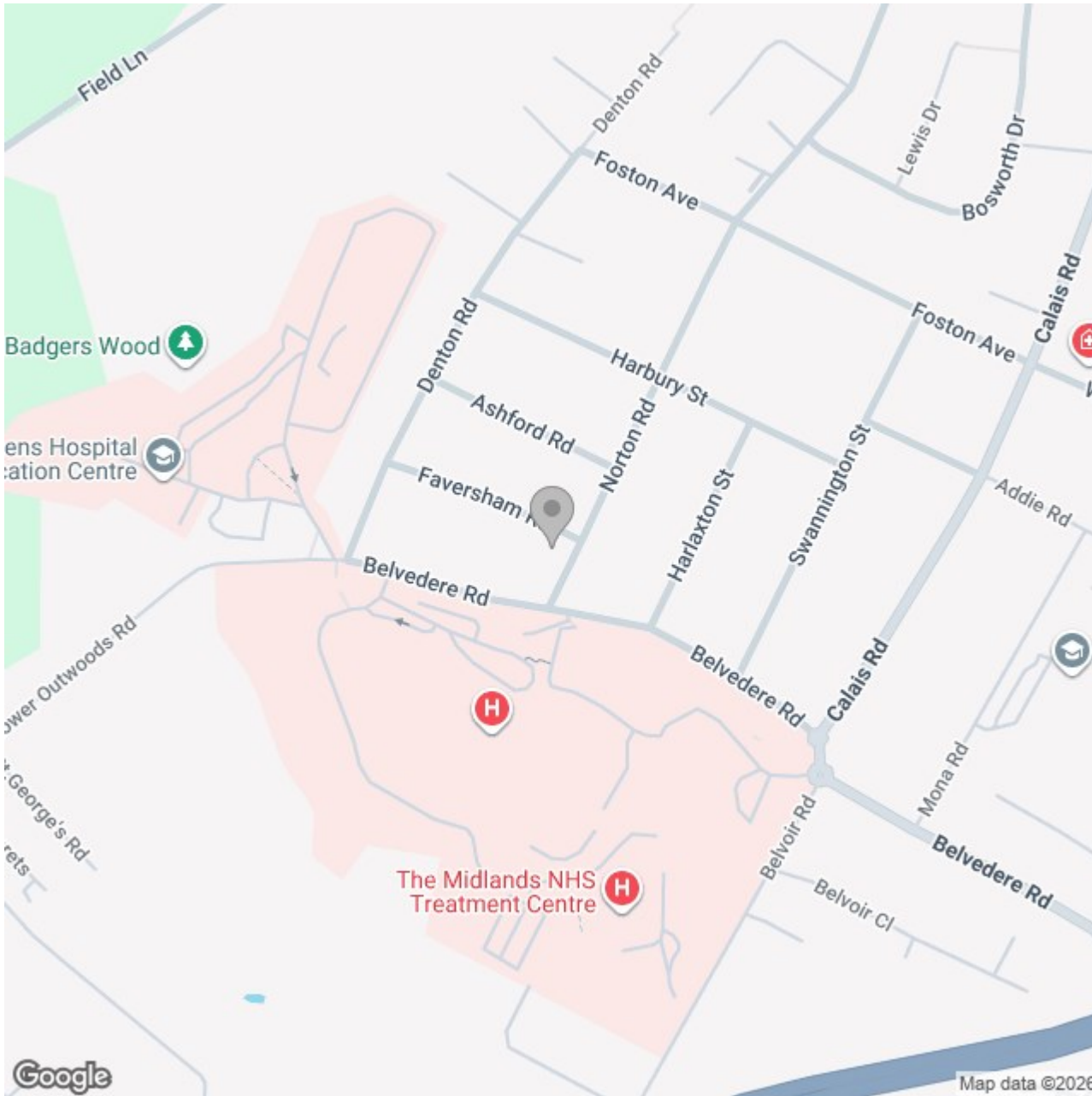
2118 ft²

(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.

GIRAFFE360





Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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	