







\*\*\* NO UPWARD CHAIN\*\*\* A well-presented detached three-bedroom home situated in a popular modern development in Burton. The property offers a practical layout ideal for a range of buyers, featuring a living room, an open-plan kitchen diner with french doors onto the garden, a ground floor WC, three well-proportioned bedrooms, and a family bathroom. Outside, the home benefits from a good-sized rear garden and off-street parking via the driveway and garage. Viewing is strongly recommended.





## Accommodation

### GROUND FLOOR

The accommodation is accessed via a front entrance door leading into a welcoming hallway, with stairs rising to the first floor and doors to the living room and WC. The living room is a generous front-facing space with a window to the front elevation and an internal door opening into the kitchen diner.

The kitchen diner spans the full width of the rear of the property, offering a well-planned kitchen area with matching wall and base units, preparation surfaces, an integrated oven with gas hob, space for further appliances, and a rear-facing window. The dining area provides space for a family dining table and benefits from double glazed French doors leading out onto the rear garden.

### FIRST FLOOR

The first-floor landing gives access to all three bedrooms and the family bathroom. The main bedroom is positioned to the front elevation and comfortably accommodates a double bed, with a further two bedrooms located to the rear elevation. The family bathroom includes a three-piece suite comprising a bath with shower over, wash-hand basin, and low-level WC.

### OUTSIDE

To the front elevation, the property has a low-maintenance frontage and a pathway leading to the entrance door. To the side is a driveway providing



off-street parking and access to the single garage.

The rear garden is a good size, mainly laid to lawn, enclosed by timber fencing, and offers a patio area adjacent to the property. A side gate provides convenient pedestrian access, and the garden offers potential for landscaping or further improvement.

### LOCATION

The property is located within a popular and established





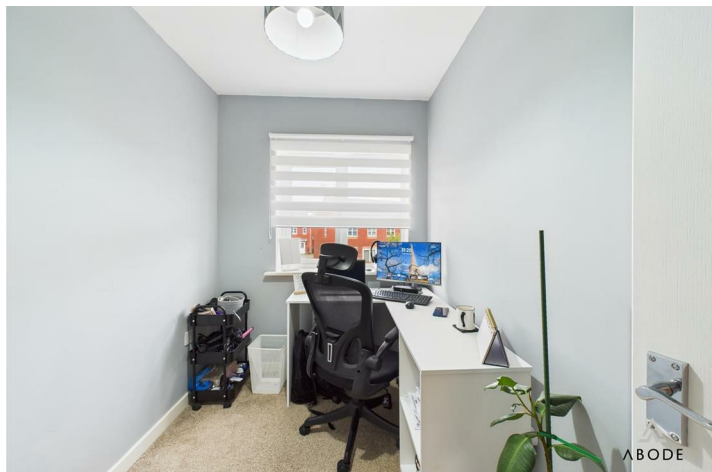
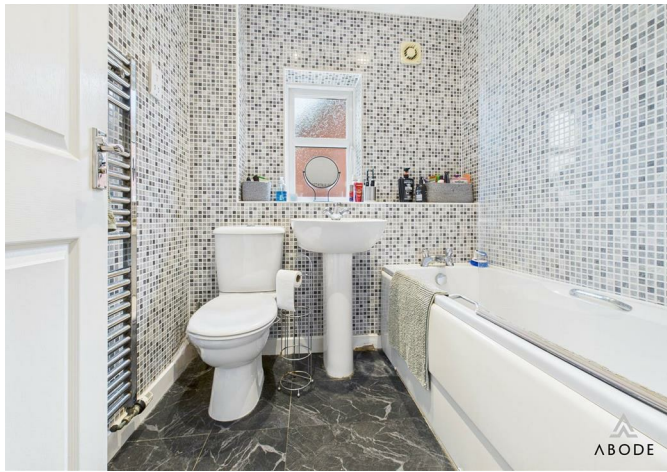




residential area of Burton, benefiting from easy access to local amenities including supermarkets, cafes, schools, and healthcare facilities. Burton town centre, with its wider range of shopping and leisure options, is within close reach. Transport links are convenient, with nearby access to the A38 for routes towards Derby, Lichfield, and beyond, as well as rail links available from Burton train station.



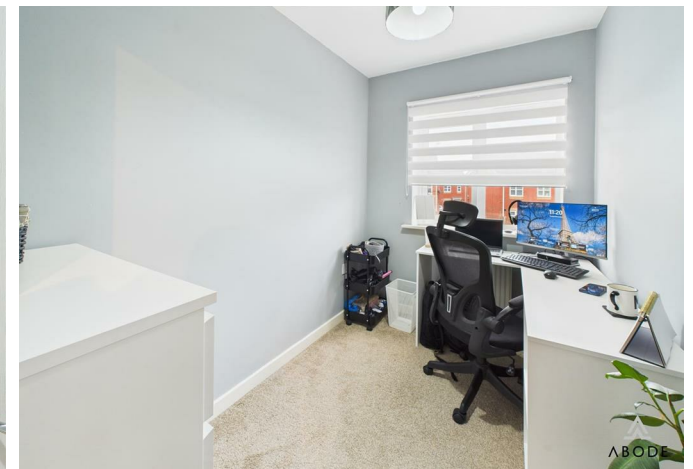
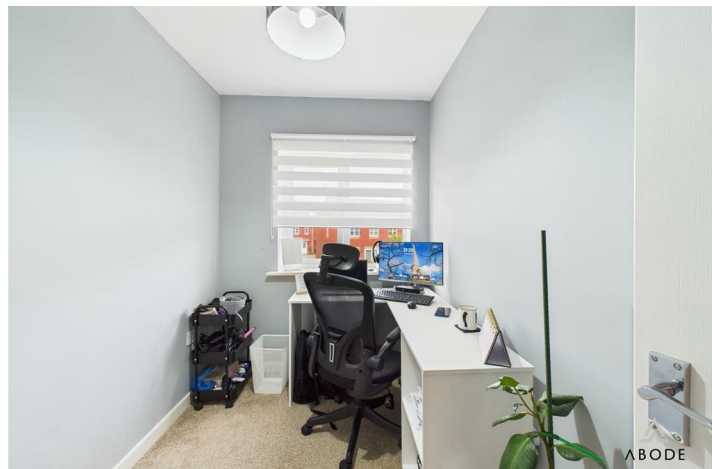
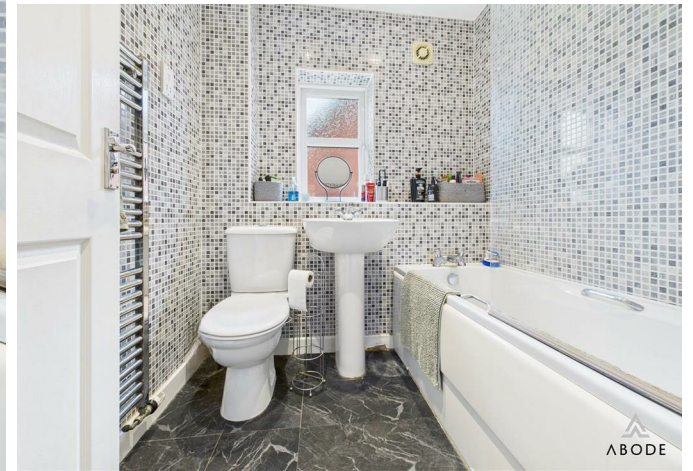


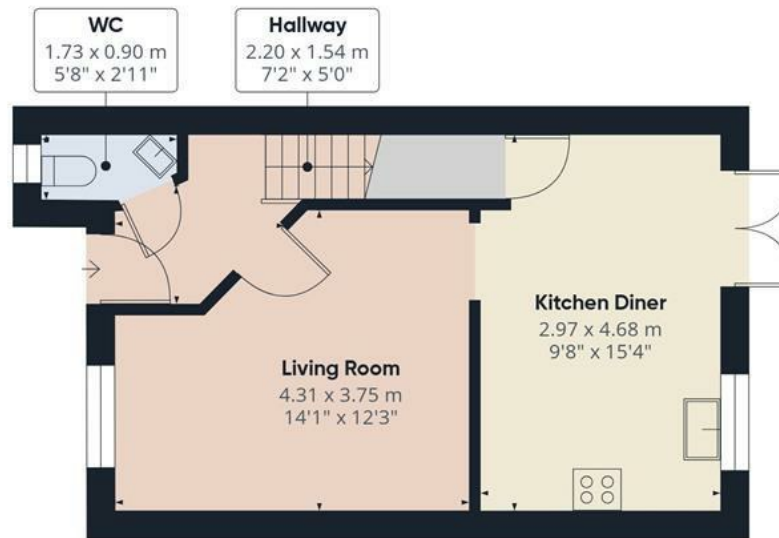




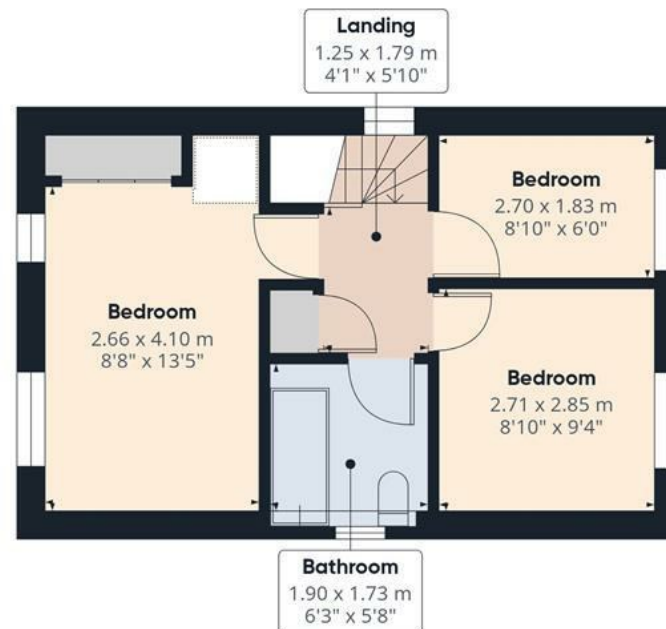








Floor 0



Floor 1

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

67.1 m<sup>2</sup>

724 ft<sup>2</sup>

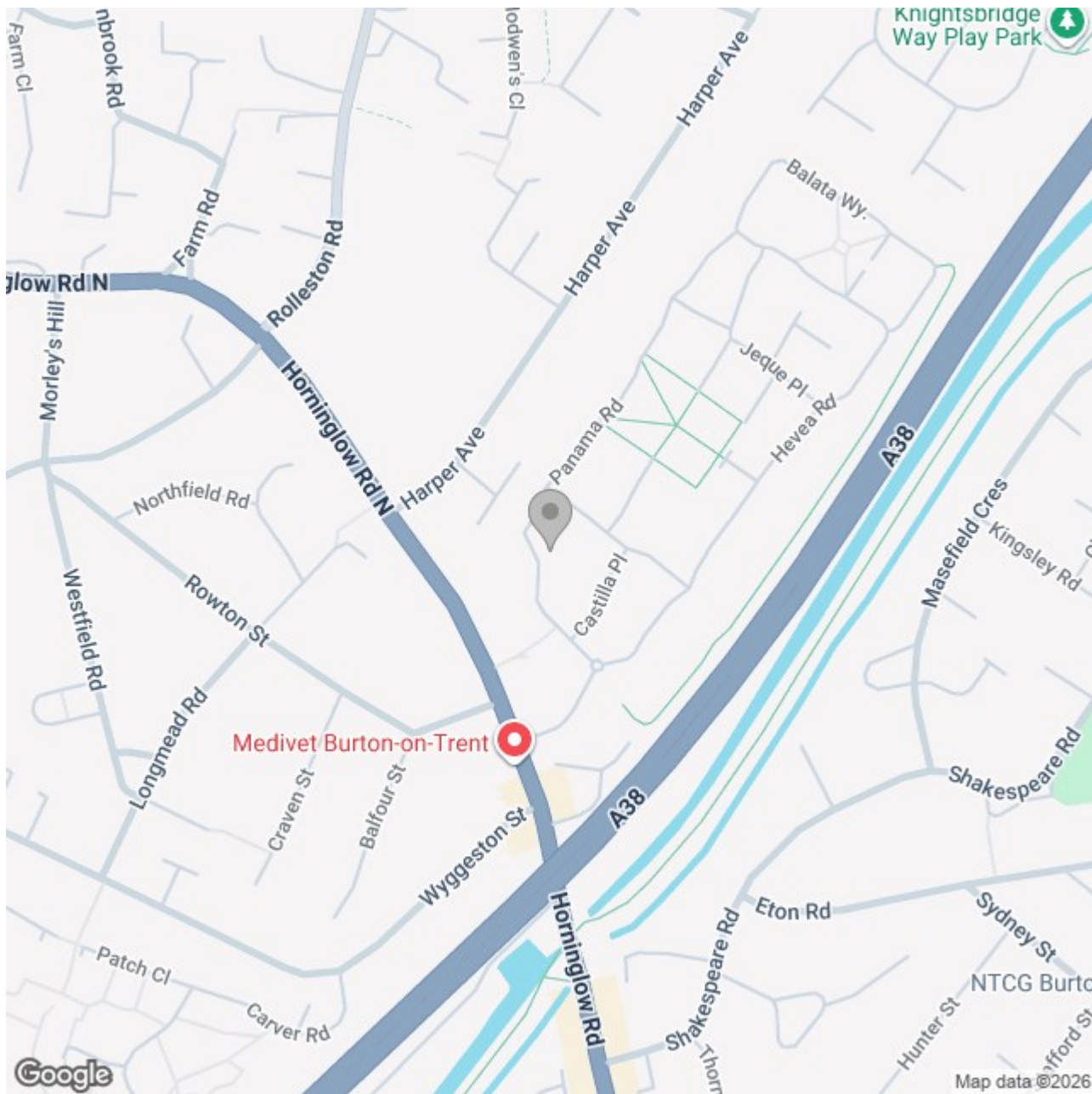
(1) Excluding balconies and terraces

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

GIRAFFE360







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>89</b>
(69-80) <b>C</b>	<b>75</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 