





This well-presented three-bedroom semi-detached home offers generous and well-balanced accommodation, enhanced by a thoughtfully extended ground floor and a long, enclosed rear garden. The property has been maintained to a good standard throughout, making it an excellent choice for families, first-time buyers or those seeking a home with flexible living space. Situated on Calais Road, the property also benefits from off-street parking and a practical layout suited to modern living.

Accommodation

Ground Floor

The accommodation is entered via a welcoming entrance hallway with stairs rising to the first floor and access to the principal ground floor rooms. To the front of the property is a comfortable dining room, enjoying plenty of natural light and providing a cosy yet spacious area for everyday living. To the rear, the home has been extended to create a generous living room, ideal for family entertaining, with open access through to the kitchen. The kitchen is fitted with a range of wall and base units, complementary work surfaces and integrated cooking appliances, with space for additional white goods. Completing the ground floor is a modern family bathroom, fitted with a contemporary suite and finished to a good standard.

First Floor

The first-floor landing provides access to three well-proportioned bedrooms. The main bedroom is a good-sized double room positioned to the front of the property, while the second bedroom also offers double proportions and overlooks the rear garden. The third bedroom is a comfortable single room, ideal for use as a child's bedroom, home office or nursery. All bedrooms are serviced by the ground-floor bathroom, with the layout lending itself well to family living.

Outside

To the front, the property benefits from a block-paved driveway providing off-street parking. The rear garden is a particular feature of the home, offering a long, enclosed space with a decked

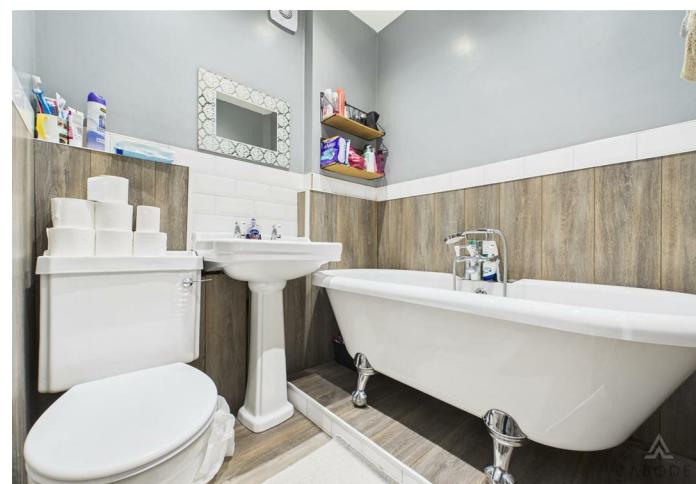


seating area directly off the rear of the property, leading onto a lawned garden beyond. The garden is enclosed by timber fencing and offers ample space for children's play, outdoor entertaining or further landscaping if desired. A garden shed provides useful outdoor storage.

Location

Calais Road is conveniently located within Burton-on-Trent, offering easy access to a range of local amenities, schools and transport links. Burton town centre, supermarkets and leisure facilities are all within easy reach, while the A38



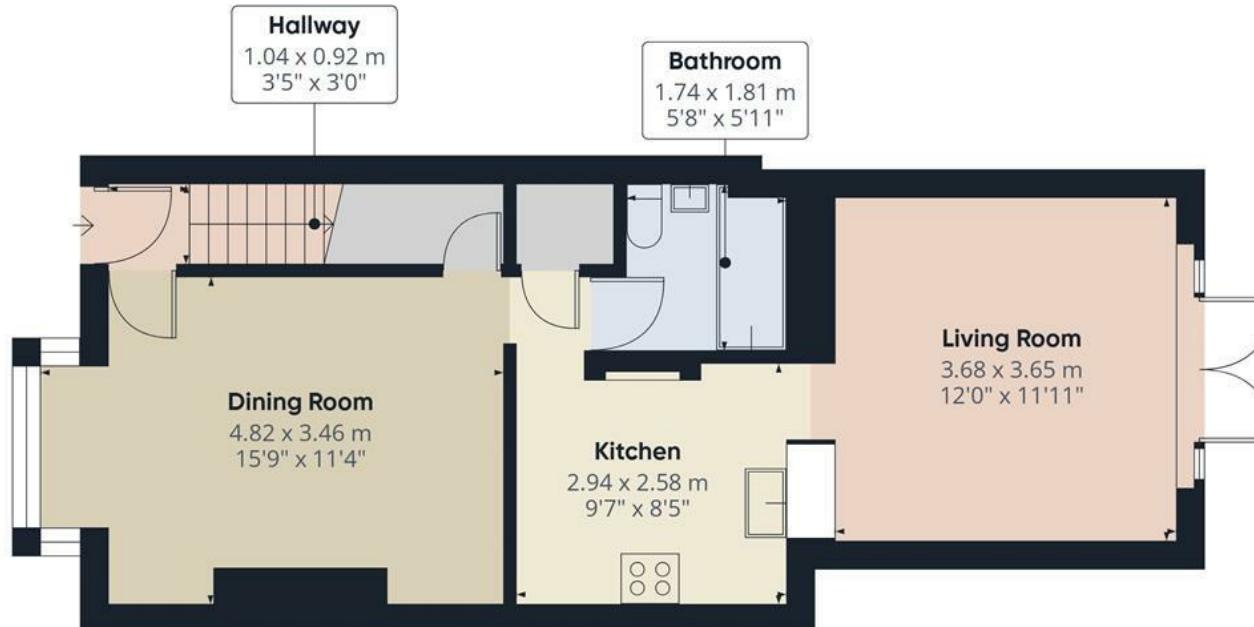




provides excellent connectivity to surrounding areas including Derby, Lichfield and the wider Midlands. The location is well suited to both commuters and families alike.







Floor 0

ABODE

Approximate total area⁽¹⁾
73.8 m²
795 ft²



Floor 1

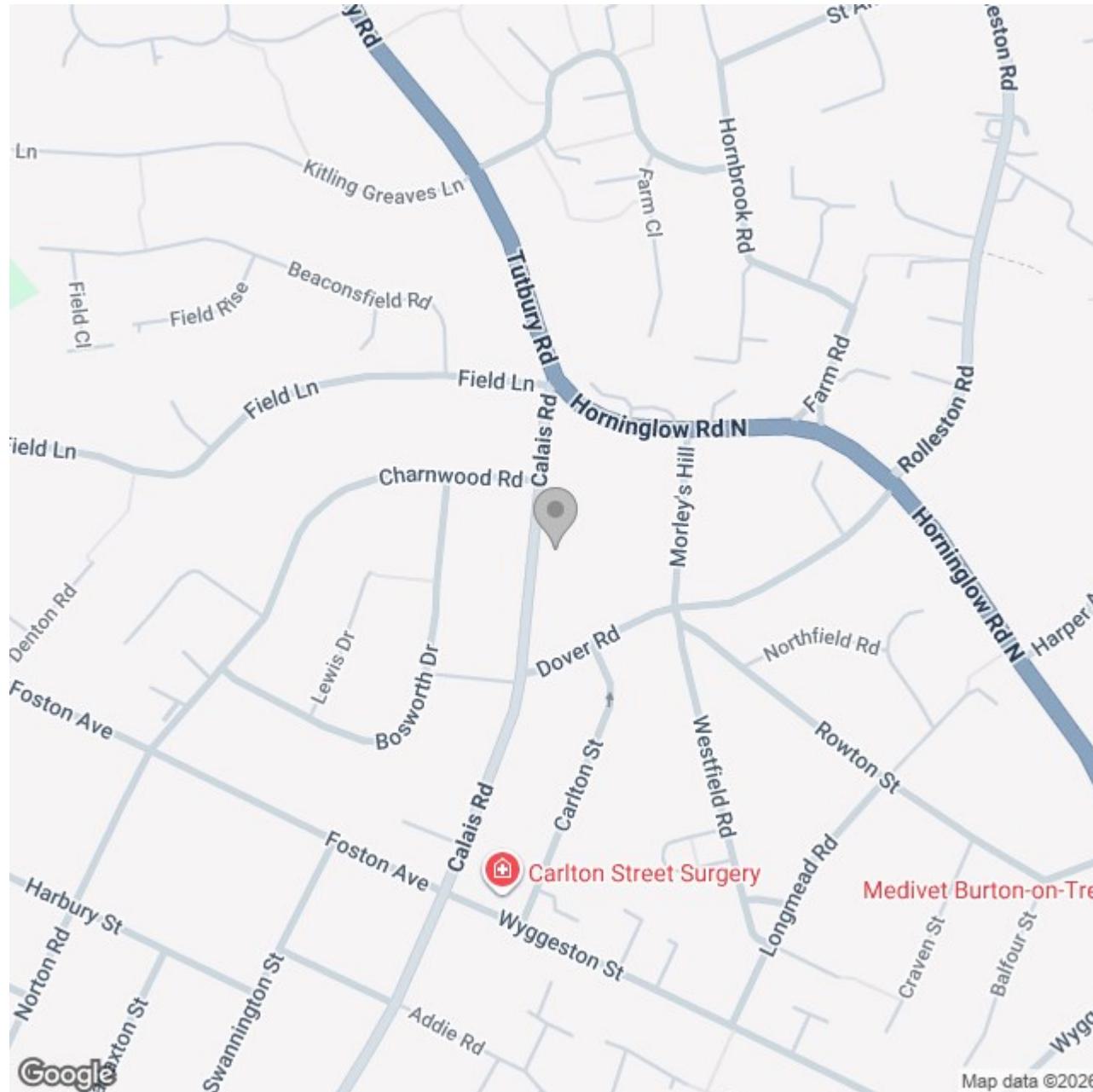
(1) Excluding balconies and terraces

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) 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