







This well-presented three-bedroom semi-detached home is situated in the popular and established area of Stapenhill and offers well-proportioned accommodation throughout. The property benefits from a gravel driveway providing off-street parking, a good-sized enclosed rear garden, and a useful attached storage/workshop space. Ideal for a range of buyers, including families and first-time purchasers, the home is conveniently positioned for local amenities, schools, and transport links.





## Accommodation

The accommodation is entered via the front entrance door into a small entrance hallway, with stairs rising to the first floor and access into the main living space. The living room is positioned to the front of the property and is a generously sized room, featuring a fireplace as a central focal point and offering ample space for lounge furniture. An internal door leads through to the dining room, which provides space for a dining table and chairs and benefits from a window overlooking the rear garden. From here, access is gained into the kitchen, which is fitted with a range of wall and base units with work surfaces over, tiled flooring, and space for freestanding appliances. A door from the kitchen provides access out to the workshop, offering excellent versatility for storage, hobbies.

To the first floor, the landing provides access to three bedrooms and the family bathroom. The master bedroom is a well-proportioned double room with space for bedroom furniture. Bedroom two is also a comfortable double room, while bedroom three is a single room suitable for a child's bedroom, home office, or nursery. The bathroom is fitted with a modern suite comprising a bath with shower over and glass screen, wash-hand basin with vanity unit, low-level WC, heated towel rail, and a window providing natural light.

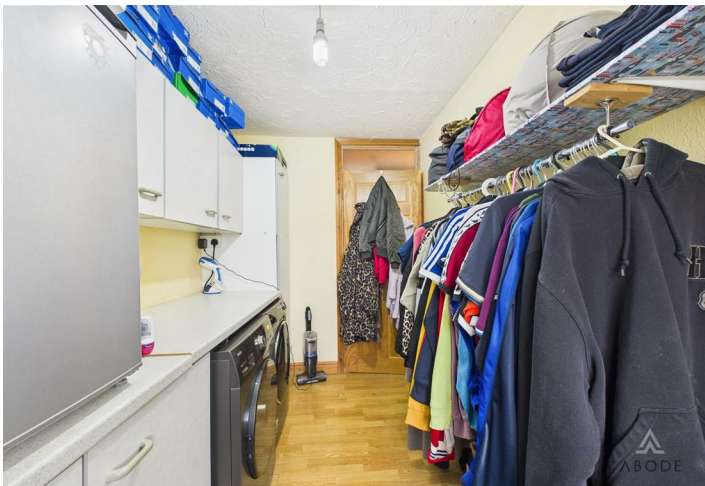
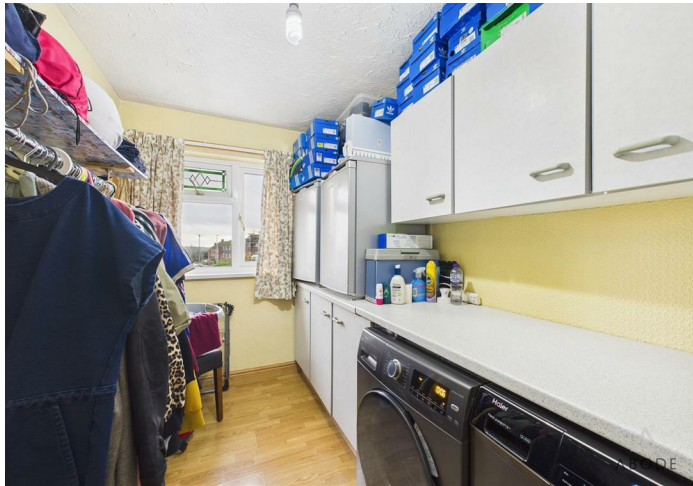
To the front of the property is a gravel driveway providing off-street parking, alongside a lawned garden and a pathway leading to the front entrance, with side access to the rear. The rear garden is enclosed and features a combination of patio



seating areas and a lawn, making it suitable for outdoor dining and general use, with the addition of a timber shed. The property is located within Stapenhill, a popular residential area of Burton-on-Trent, well regarded for its proximity to local shops, schools, and everyday amenities, as well as access to pleasant green spaces and riverside walks, while Burton town centre and its wider facilities are within easy reach.















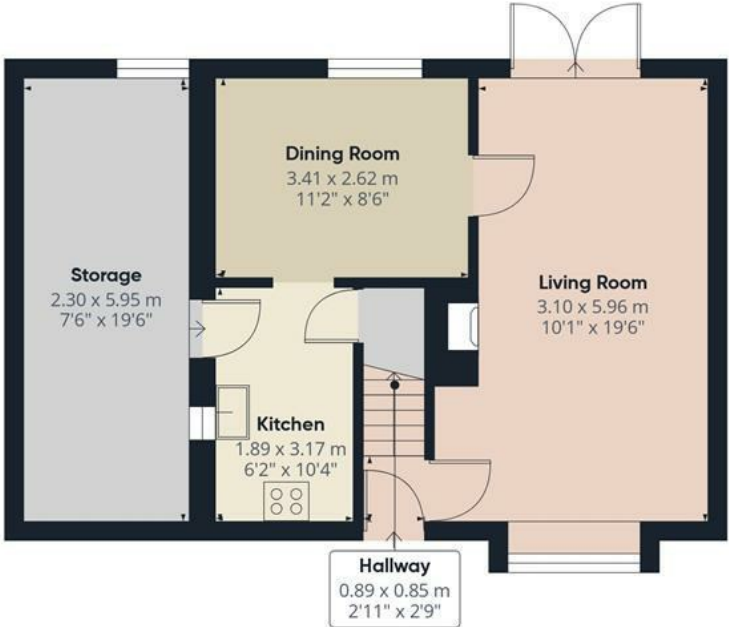




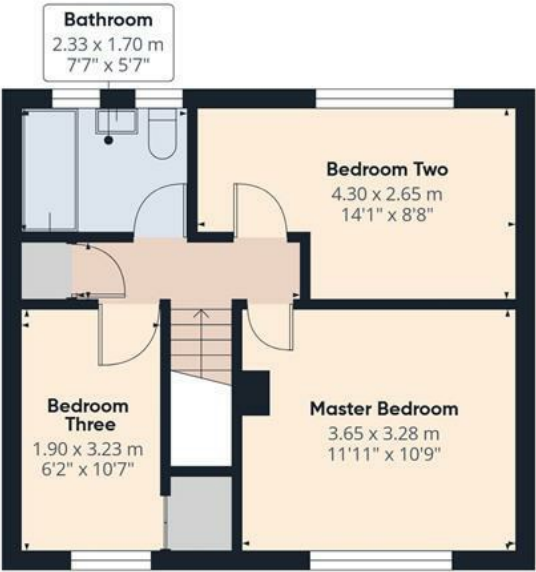








Floor 0



Floor 1

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

87.8 m<sup>2</sup>

946 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.

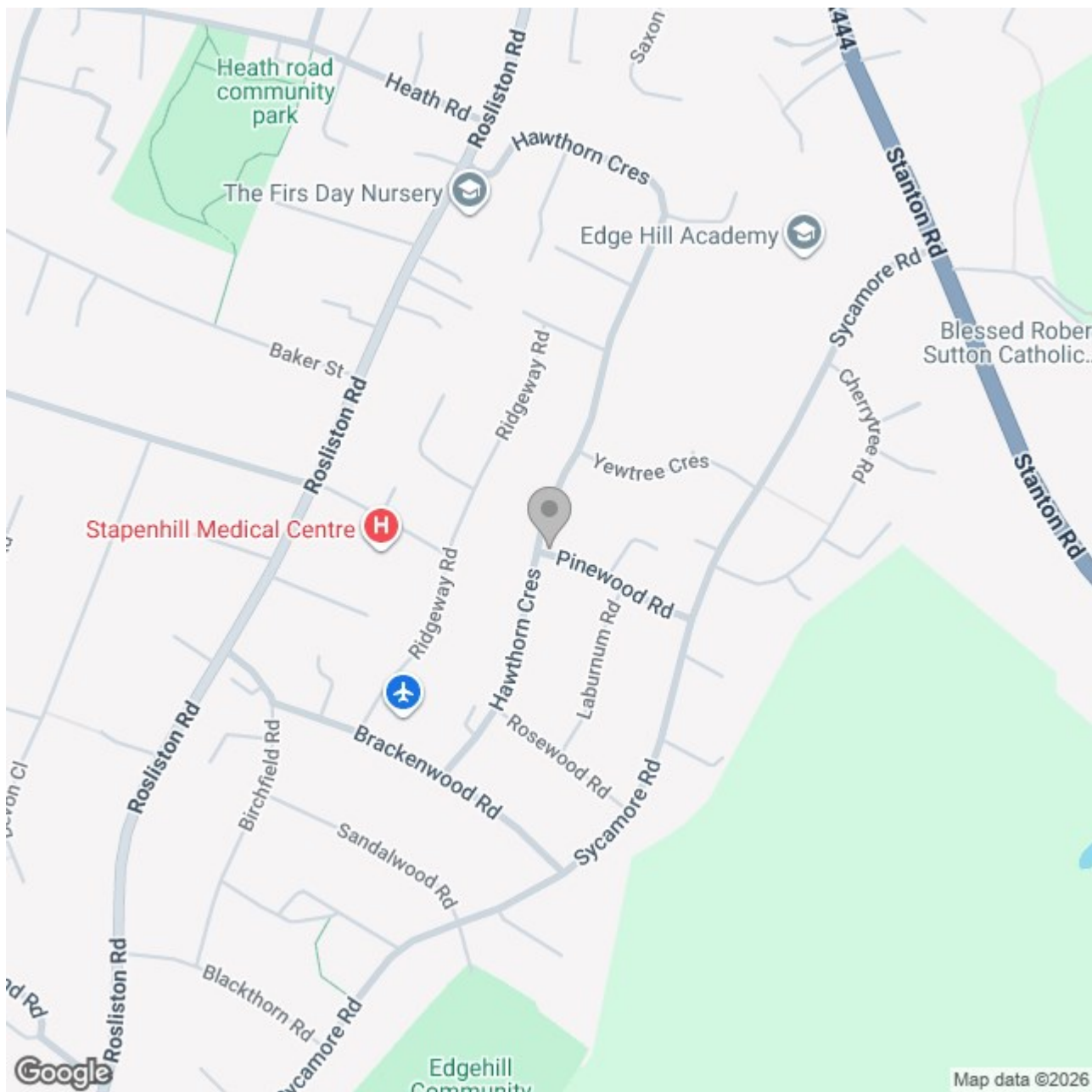
GIRAFFE360











Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 