





A well-proportioned and characterful three-bedroom semi-detached home, offering generous living accommodation throughout including two reception rooms, a spacious kitchen diner, and a large first floor bathroom. The property benefits from a good-sized rear garden with patio and lawn, along with useful outbuildings for storage. Positioned in a convenient location with easy access to local amenities, schooling and transport links, this home is ideally suited to families and buyers looking for space both inside and out.



## Accommodation

### Ground Floor

The accommodation begins with a welcoming entrance hallway featuring decorative wall panelling and stairs rising to the first floor, setting the tone for the character found throughout the home.

To the front elevation is a spacious living room, enhanced by a bay window allowing plenty of natural light, with feature wall detailing and ample space for freestanding furniture. This room flows through to a separate second reception room, currently utilised as dining room.

To the rear of the property is a generous kitchen diner, fitted with a range of matching wall and base units with work surfaces over, space for appliances, and ample room for dining. The kitchen benefits from window to the rear and access through to a rear porch, which in turn leads out to the garden. A ground floor WC is also accessed from this area for added convenience.

### First Floor

The first floor landing provides access to three well-proportioned bedrooms and the main bathroom.

The master bedroom is a particularly spacious room positioned to the front elevation, offering ample space for a double bed and additional furniture. Bedroom two is another comfortable double room overlooking the rear garden, while bedroom three provides a good-sized single room, ideal as a bedroom, nursery or home office.



The bathroom is generously sized and fitted with a three-piece suite including a bath with shower over, wash hand basin and low-level WC, complemented by tiled flooring and a window to the side elevation.

### Outside

To the rear, the property boasts a well-maintained and enclosed garden, beginning with a paved patio area ideal for seating and entertaining. A pathway leads through to a lawned section bordered by mature hedging, providing a good degree of privacy.





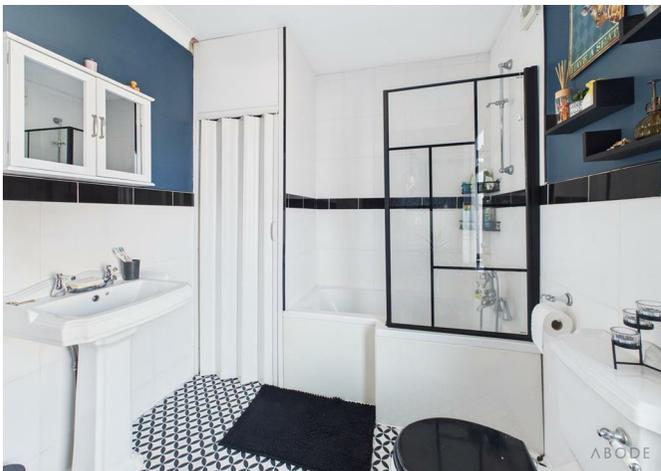


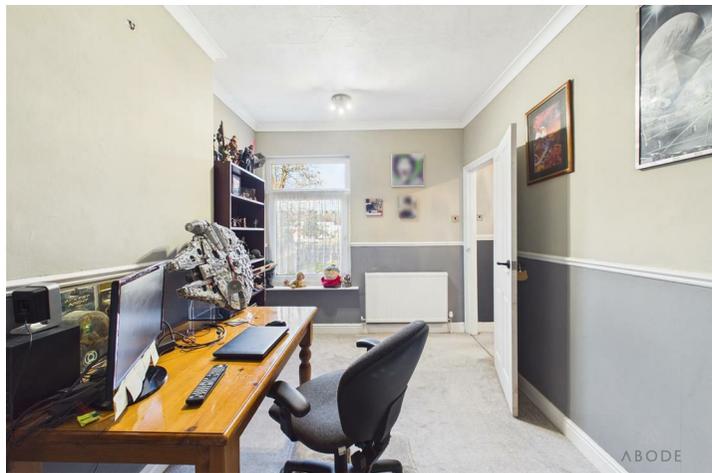
There are multiple useful outbuildings and sheds offering excellent storage solutions.

To the front, the home is set behind a wrought iron railings with a forecourt-style garden and pathway leading to the entrance door.

#### Location

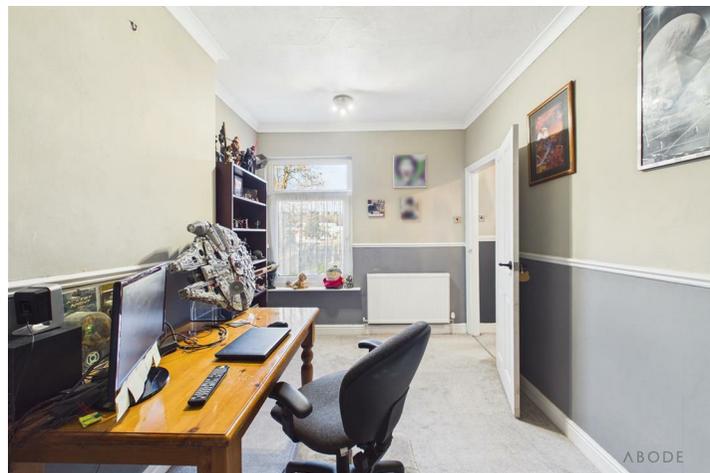
Situated within a well-established residential area of Burton-on-Trent, the property enjoys convenient access to a range of local amenities including shops, supermarkets and schooling for all ages. Excellent transport links are nearby, with easy access to the A38 and A50 providing routes to Derby, Lichfield and beyond. The area is also well served by public transport, making it a practical choice for commuters and families alike.

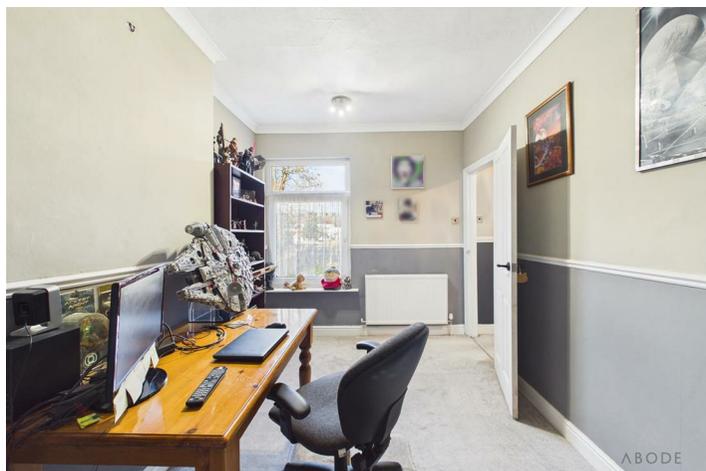


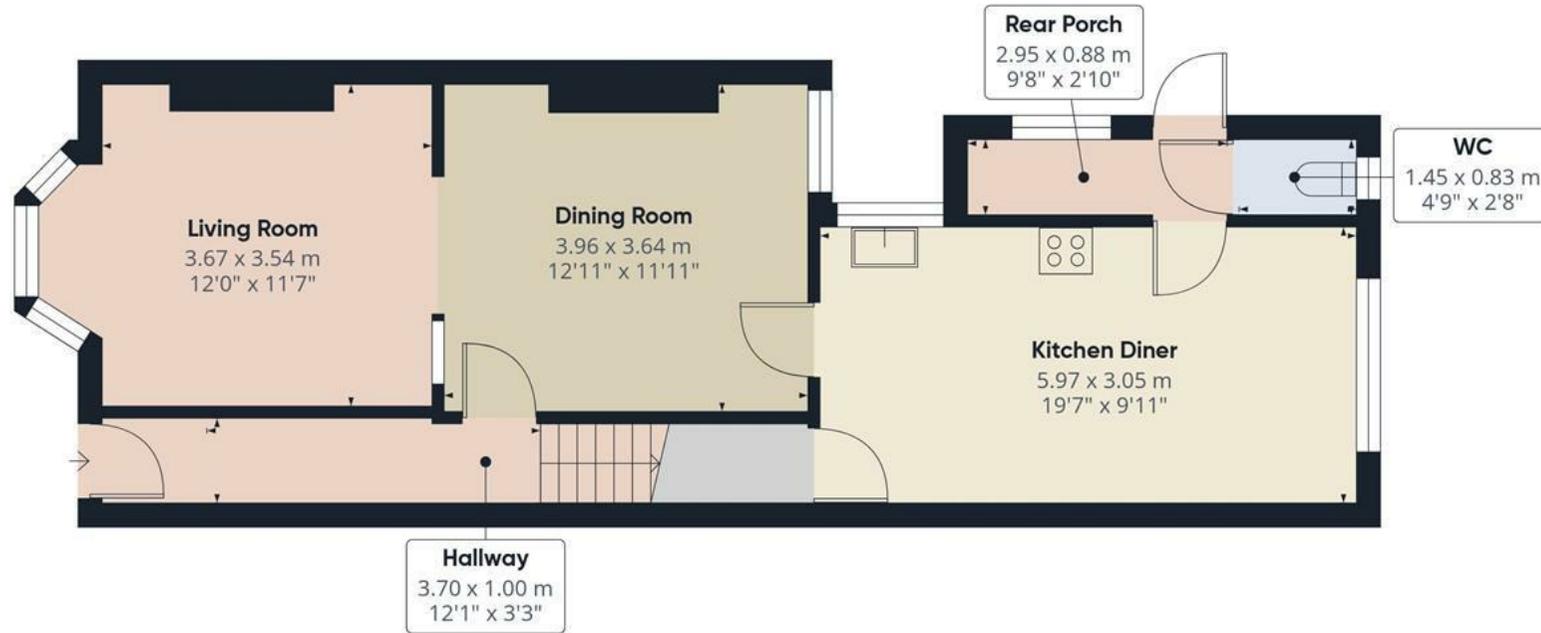








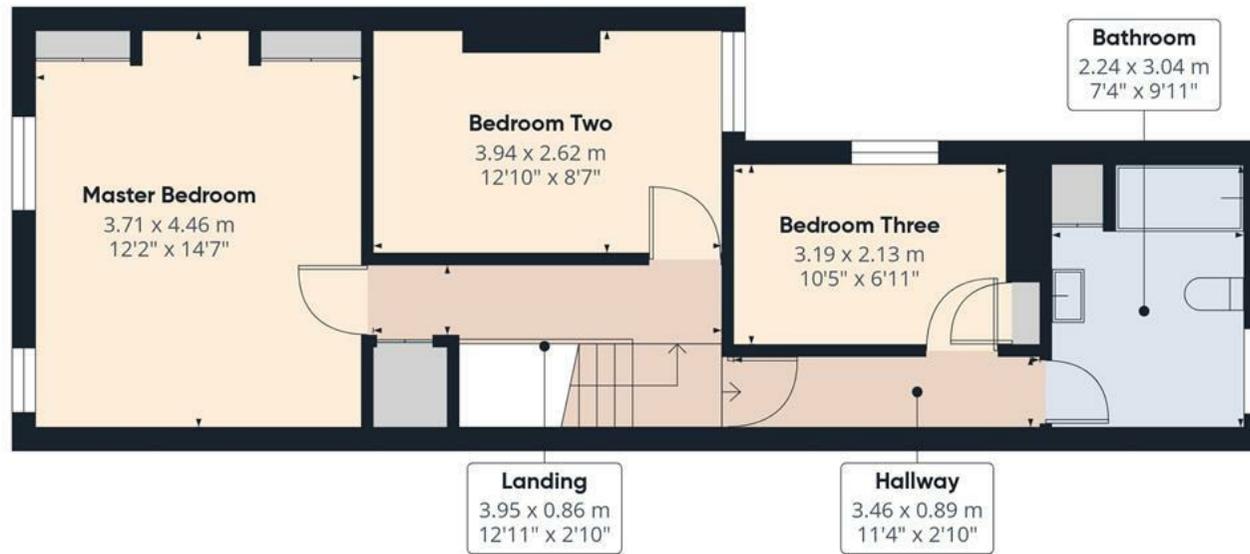




Floor 0

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

104.9 m<sup>2</sup>  
1129 ft<sup>2</sup>



Floor 1

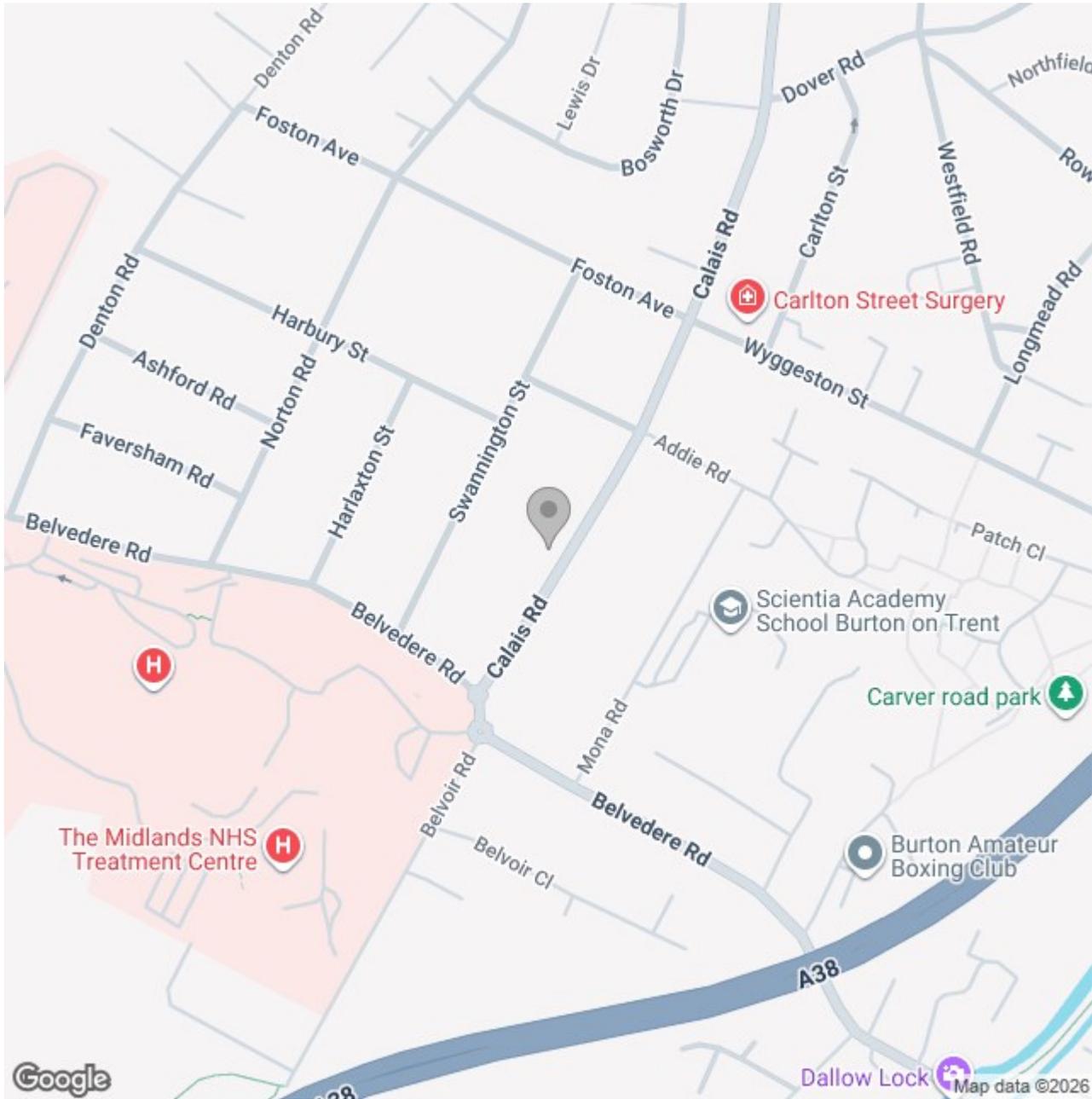
(1) Excluding balconies and terraces

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<br>2002/91/EC |  |