







**\*\*360 VIRTUAL TOUR\*\* \*\*1150SQ FT OF ACCOMMODATION\*\*** A superb semi detached traditional home, having three double bedrooms and off street parking for one vehicle. The property benefits from two reception rooms, a generous garden and fantastic kitchen breakfast. Viewing is highly recommended strictly via appointment only.





This deceptively spacious home, boasting double-glazed windows and gas central heating, is located in a popular area with convenient access to a variety of amenities and schools, as well as easy reach to the Burton on Trent town centre.

The property features a side entrance, a lounge, a dining room, and a kitchen diner on the ground floor. The first floor accommodates bedroom one and a family bathroom, while the second floor boasts two additional double bedrooms.

Outside, there is a generous decked area and a lawned garden, ideal for outdoor relaxation. The property also benefits from off-road parking for one vehicle at the front.

























Floor 0



Floor 1



Floor 2

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

107.59 m<sup>2</sup>  
1158.09 ft<sup>2</sup>

Reduced headroom

3 m<sup>2</sup>  
32.27 ft<sup>2</sup>

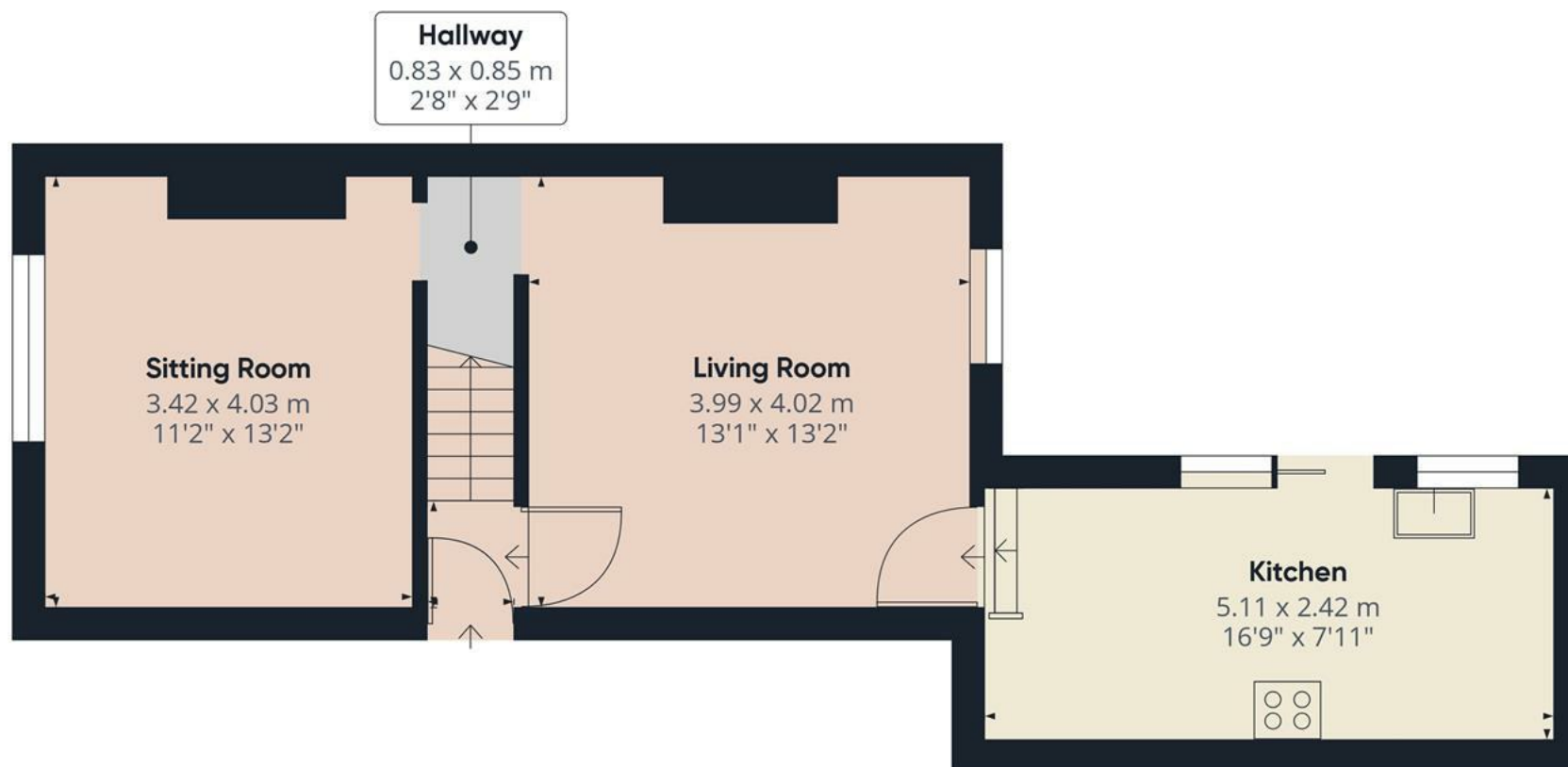
(1) Excluding balconies and terraces.

⌘ Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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

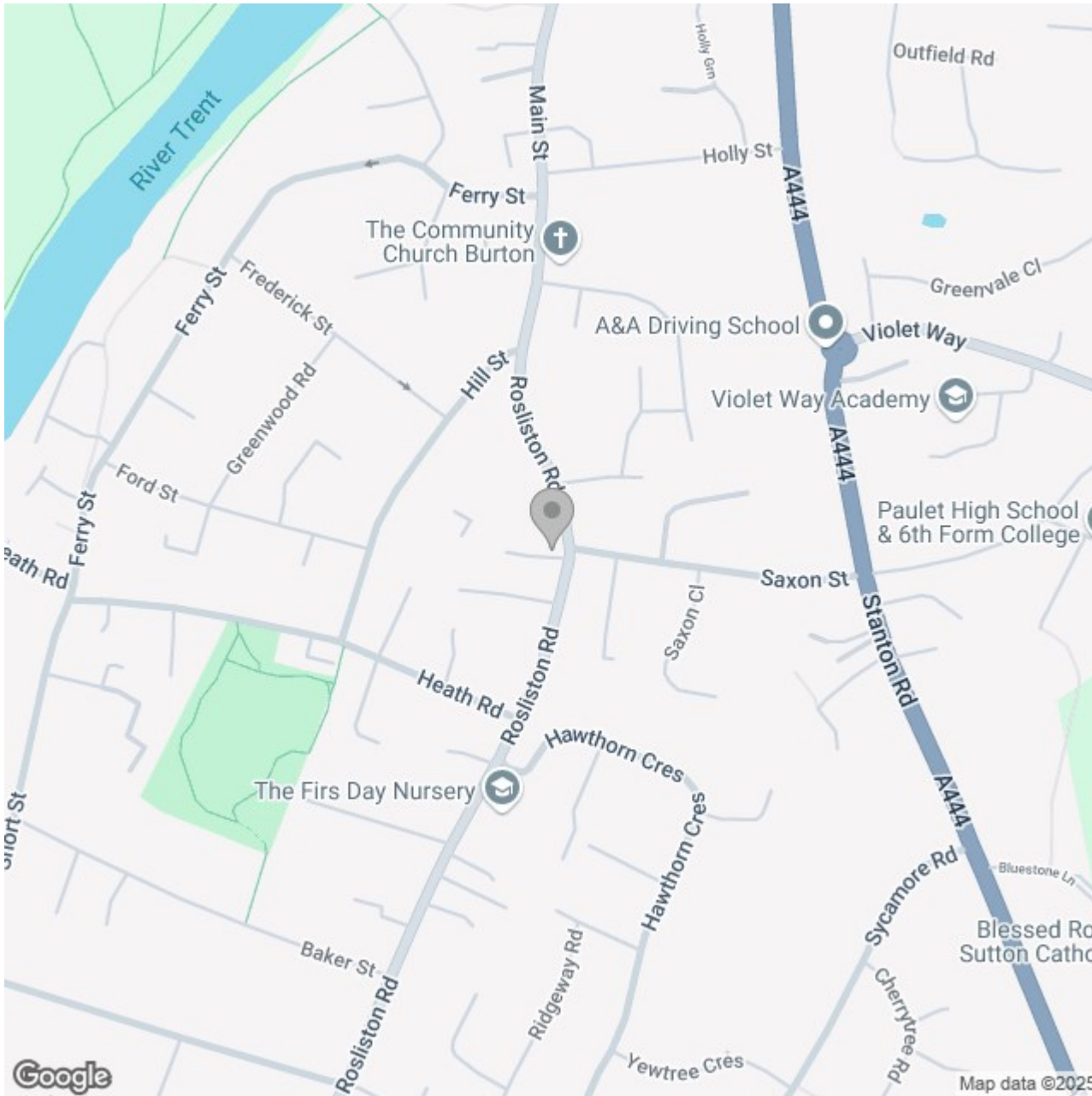
45 m<sup>2</sup>  
484.4 ft<sup>2</sup>

(1) Excluding balconies and terraces.

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Floor 0



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>86</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>52</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	