





**\*\*REMAINING BUILDERS WARRANTY\*\***  
Discover this modern three-bedroom townhouse, ideally located in the heart of Burton upon Trent. This home features an inviting entrance hallway leading to a contemporary kitchen and dining area, a convenient cloakroom, and a utility space. The well-proportioned living area and family bathroom on the first floor cater to the needs of the household, while the second floor hosts a master suite with an en suite bathroom and an additional bedroom. Outside, enjoy a beautifully upgraded private garden and a driveway offering parking for two cars.



## Accommodation

### Ground Floor:

Upon entering, you are welcomed by a bright and airy hallway that offers ample storage and convenient access to the cloakroom. The stylish kitchen and dining area provide a perfect space for entertaining, featuring double-glazed windows and patio doors that open onto the garden. The kitchen boasts a modern design with an array of wall and base units, complete with high-quality appliances. The utility room, positioned nearby, ensures practicality with plumbing for a washer/dryer and additional storage.

### First Floor:

The first floor landing provides access to the second bedroom and a spacious living room that serves as a versatile space for relaxation and entertainment (could be a fourth bedroom). This floor also houses a well-appointed family bathroom designed with comfort in mind, offering modern fixtures and finishes to meet the needs of the household. With natural light flooding through the windows, this floor creates a warm and inviting atmosphere.

### Second Floor:

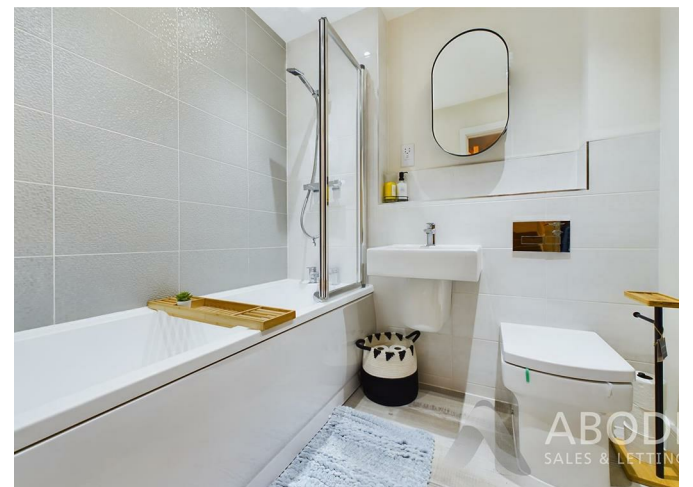
The second floor comprises two well-sized bedrooms, including the master suite, which benefits from an en suite shower room, providing a touch of luxury. The additional bedroom is versatile, ideal for guests, a home office or playroom. Both bedrooms are filled with natural light from the double-glazed windows, enhancing the inviting ambiance of this space.



### Outside:

The exterior of the property features a well-maintained garden, designed for low maintenance yet providing ample space for outdoor enjoyment. Two patio areas allow for alfresco dining as well as a laid to lawn area. The garden also includes lighting and electrical sockets for convenience, along with gated access to the rear. The front of the property is equally appealing, with a lawn, flowerbed, and driveway across from the property accommodating two vehicles.





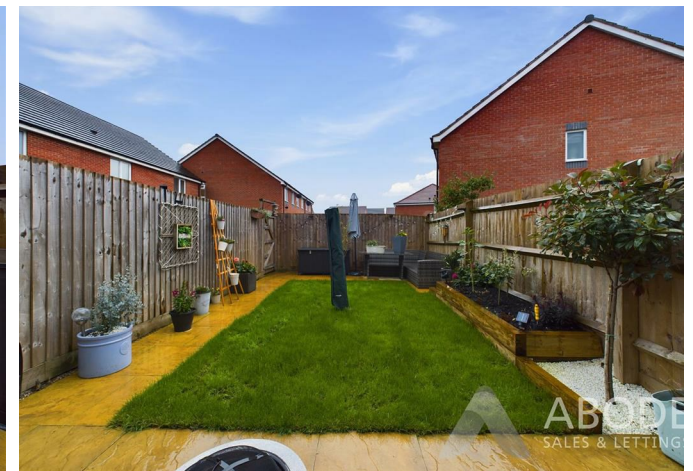














Floor 0



Floor 1



Floor 2

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

80.67 m<sup>2</sup>

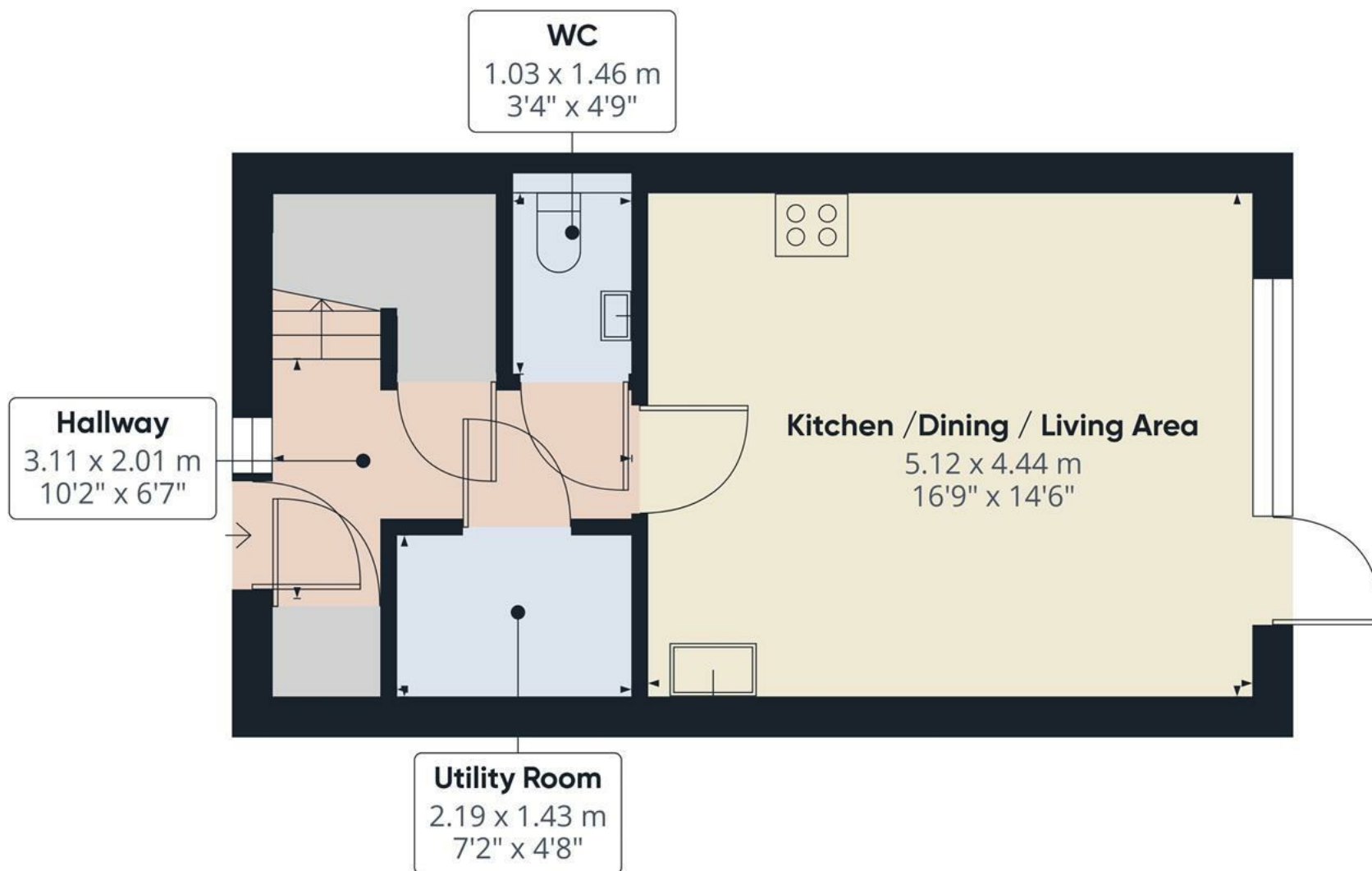
868.33 ft<sup>2</sup>

(1) Excluding balconies and terraces

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

Calculations are based on RICS IPMS 3C standard.

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

36.43 m<sup>2</sup>  
392.13 ft<sup>2</sup>

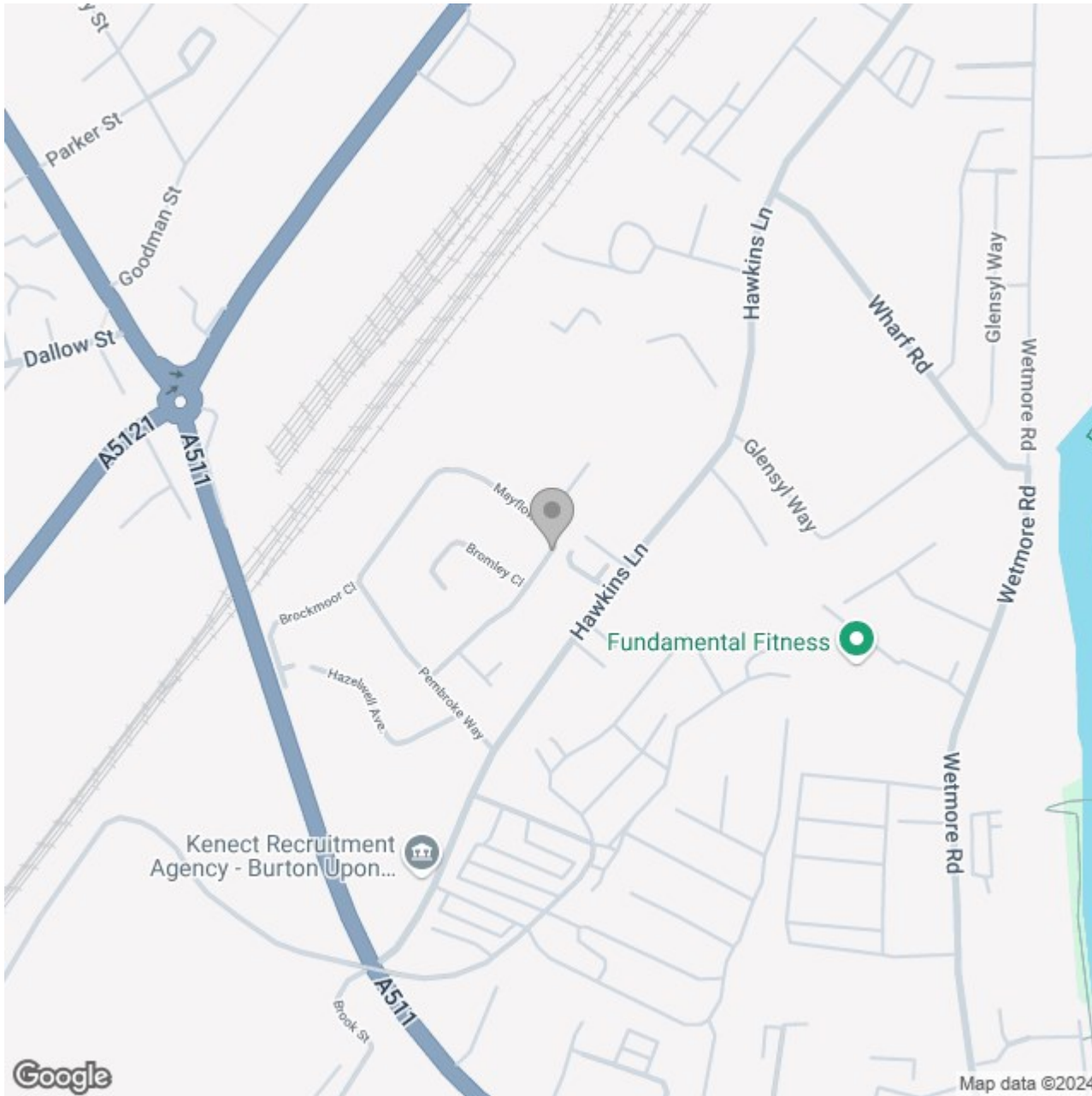
(1) Excluding balconies and terraces

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Floor 0



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>95</b>
(81-91) <b>B</b>	<b>85</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	