





A well presented three bedroom semi detached property, situated within close proximity to Burton town centre, having good access to a range of local amenities and transport links. The property benefits from having been fully refurbished throughout, a kitchen diner, good sized living room, a driveway providing parking and three well proportioned bedrooms complimented by a modern bathroom. Viewing is highly recommended strictly via appointment only.



## Accommodation

### Ground Floor

The accommodation opens through a front entrance door into a hallway with stairs rising to the first floor and a door leading to the living room. The living room features a bay-fronted window, recessed spotlighting, and ample space for sofas and additional furniture. There is a practical under-stairs storage cupboard and a door leading through to the kitchen diner. The kitchen diner is fitted with matching wall and base units, space for a dishwasher and washing machine, under-counter drawers, a double electric oven, and a gas hob with an extractor above. The kitchen also includes a sink with a mixer tap and drainer, space for a dining table, French doors opening onto the garden, and a double-glazed window overlooking the rear elevation.

### First Floor

Ascending from the hallway, the landing provides access to the loft and doors leading to three well-proportioned bedrooms and a family bathroom. The master bedroom benefits from fitted sliding mirror wardrobes, a double-glazed window to the front elevation, and space for additional bedroom furniture. The second and third bedrooms both feature double-glazed windows to the rear elevation. The family bathroom is fitted with a three-piece suite comprising a P-shaped bath with a gravity shower and mixer tap, a wash hand basin with a mixer tap and vanity unit below, a low-level WC, and tiled splashbacks.

### Outside



To the front, the property benefits from a driveway providing parking for two cars and a block-paved pathway leading to the front entrance door, with access via a side passage. The rear of the property offers an enclosed garden, featuring a patio area ideal for seating, and a laid-to-lawn area, all bordered by timber fencing.







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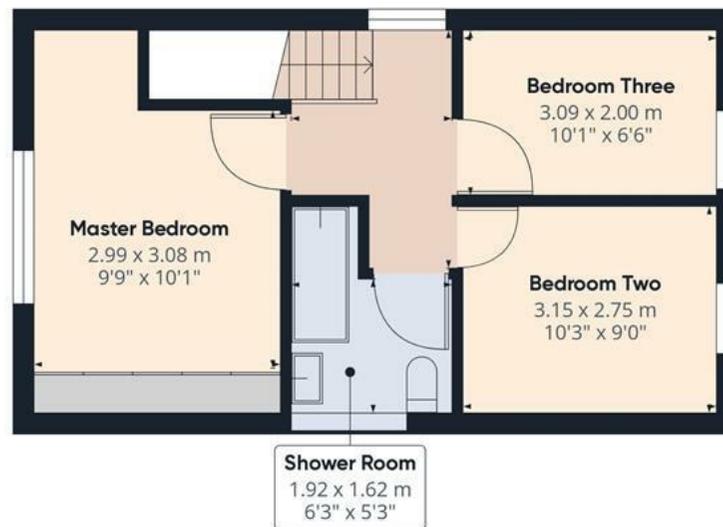


Floor 0

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

72.64 m<sup>2</sup>

781.89 ft<sup>2</sup>



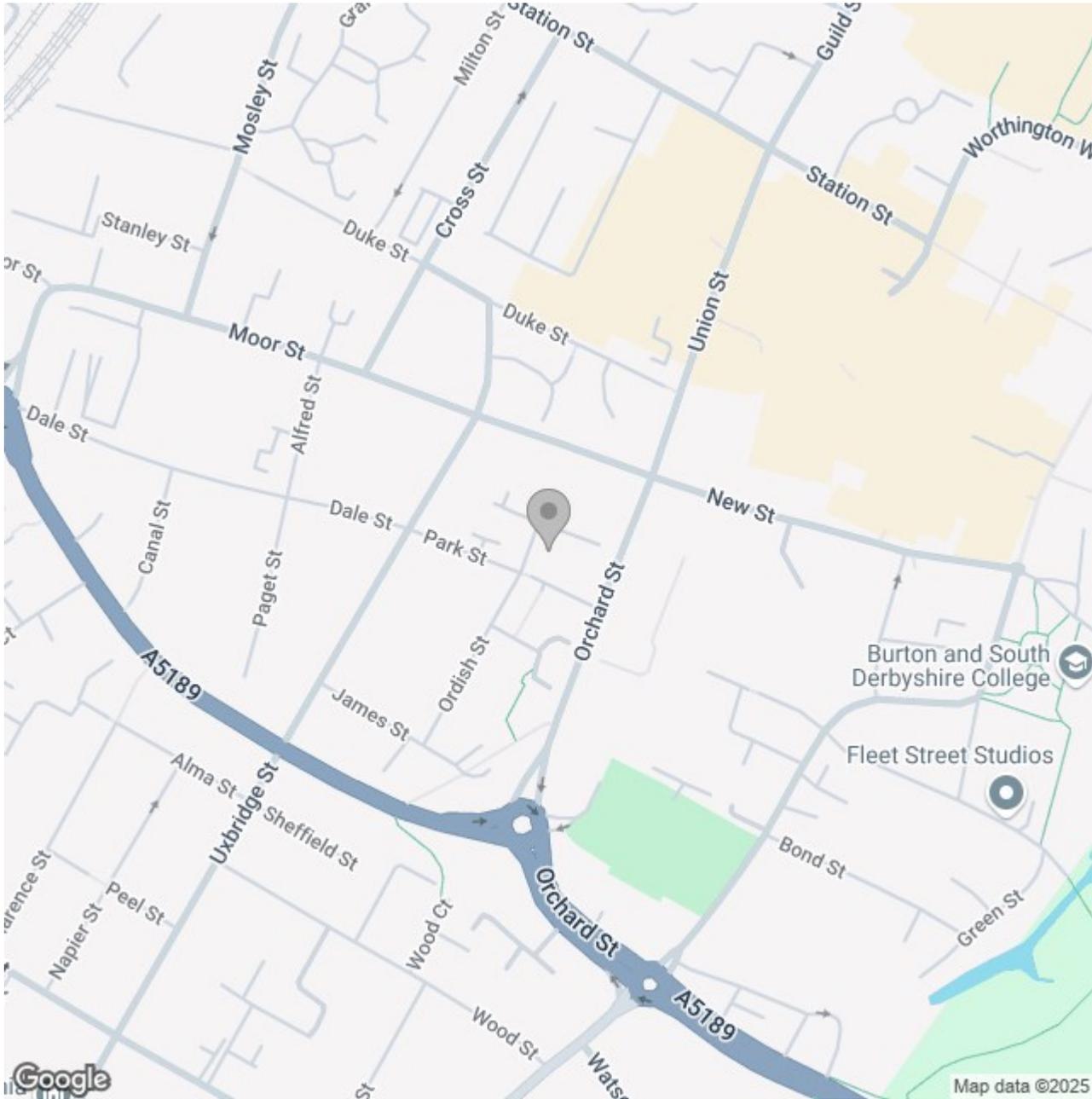
Floor 1

(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.

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	