

18 The Park Pale, Burton-On-Trent, DE13 9LB

£1,200 PCM







ABODE Lettings are pleased to offer this beautifully presented, modern three-bedroom detached home situated in a sought-after residential area. This well-designed property offers spacious and well-appointed living, featuring gas central heating and UPVC double glazing throughout. The accommodation includes: an inviting entrance hall, a generous bay-fronted sitting room, and a large, newly updated kitchen/breakfast room. Upstairs, the landing leads to three well-sized bedrooms, the master benefiting from a large built-in wardrobe, and a bathroom with a stylish three-piece suite.

Externally, the property boasts front and rear gardens, with the rear garden thoughtfully designed for low maintenance, incorporating patio and lawn. The rear garden also features a spacious shed that doubles as a workshop or gym, making it perfect for various uses. A block-paved driveway provides ample parking.







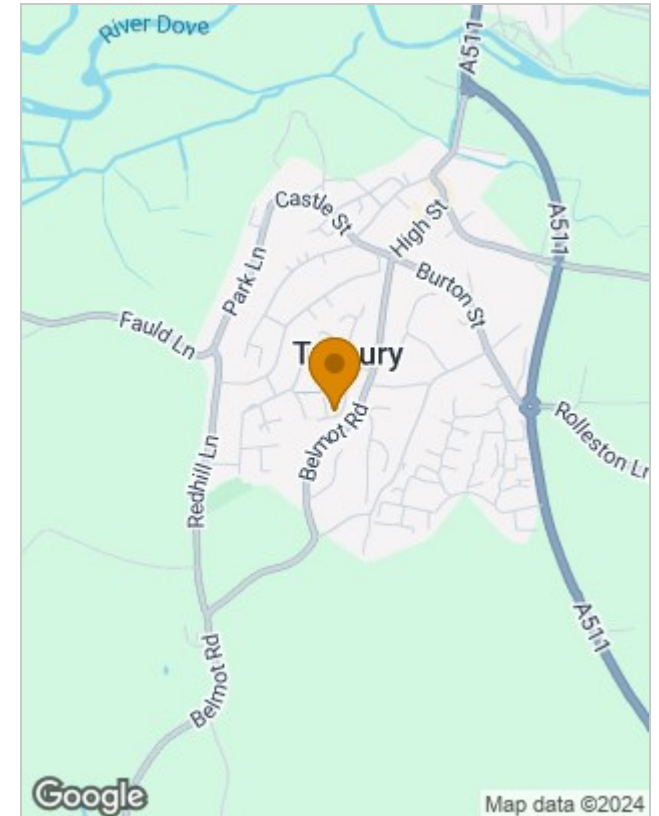




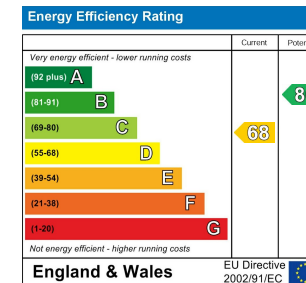
## Floor Plans



## Location Map



## Energy Performance Graph



Please contact our Burton Lettings Office on 01283 845888 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.