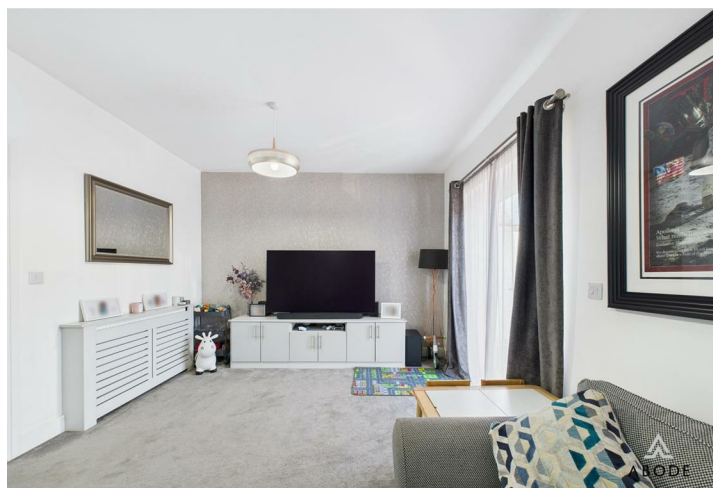








Situated with a desirable location, this impressive three-storey family home enjoys a convenient location close to a range of local amenities, well-regarded primary and secondary schools, and superb transport links via the A38 to Burton-on-Trent, Lichfield, Derby, and beyond. Offering a versatile and enhanced layout, the property features three air-conditioned bedrooms, a bespoke fitted study, an en-suite to the master bedroom, and an integral garage. Further benefits include a car charging point and stylish interior improvements throughout. Ideal for modern family living, this home also boasts a landscaped rear garden with a children's play area, and off-street parking via a double width driveway.





## Accommodation

### Ground Floor Description

The property is approached via a double width driveway providing ample off-road parking and access to an integral garage with an up-and-over door. A front porch incorporates an electric car charging point, and a personnel door leads into the entrance hallway. This welcoming space features practical flooring, fitted bench seating, and storage for coats and shoes. Off the hallway lies a well-appointed ground floor shower room with a shower cubicle, pedestal wash hand basin, and WC. A utility room offers fitted base units, space for appliances, and a rear access door to the garden. To the rear of the property is a beautifully fitted-out fourth bedroom/study, finished with stylish deep blue cabinetry, a built-in desk area, cupboards, and shelving. French doors open out to the garden, making this room ideal for multi-generational living, a teenager's retreat, or a dedicated home office.

### First Floor Description

Stairs rise to a spacious first-floor landing which includes a built-in storage cupboard and access to a guest cloakroom fitted with a close-coupled WC and pedestal wash hand basin. The bright and airy lounge features high ceilings, a window, and French doors opening onto a glazed balcony—an ideal spot to enjoy morning coffee or evening sunsets. On the opposite side of the landing, the modern kitchen diner is fitted with a range of base and eye-level units with work-surfaces over, along with integrated appliances including a double oven, hob with extractor, dishwasher, and fridge freezer. There is ample space for a dining table, and the room enjoys two rear-facing windows with pleasant garden views, as well as impressive ceiling height for added light and space.

### Second Floor Description

The second-floor landing provides access to three bedrooms and the family bathroom. The master bedroom is a generous double with fitted wardrobes incorporating sliding doors, a dressing table, and its own en-suite shower room complete with a modern suite comprising a shower cubicle, pedestal wash hand basin, WC, and towel rail/radiator. Two further well-proportioned bedrooms are also located on this floor, and all three bedrooms benefit from air conditioning. The family bathroom is stylishly appointed with a panelled bath and shower over, pedestal wash hand basin, and WC.

### Outside Description

The front of the property is set behind a double width driveway offering off-street parking and access to the integral garage and front entrance porch, which includes a car charging point. To the rear, the garden has been thoughtfully landscaped to include a paved terrace ideal for outdoor dining, shaped lawns, and a fenced-off children's play area. A gated side entrance provides convenient external access.

## Dimensions

### Reception Hallway -

### Ground Floor Shower Room -

### Family Room/ Study Or Option Fourth Bedroom - 3.30m x 2.90m (10'10 x 9'6) -

### Insulated Conservatory - 3.00m x 2.54m (9'10 x 8'4) -

### Utility Room - 2.87m x 1.96m (9'5 x 6'5) -



### Garage - 5.99m x 3.10m (19'8 x 10'2) -

### First Floor Landing -

### Guest Cloakroom -

### Lounge With Balcony - 5.33m x 3.45m (17'6 x 11'4) -

### Kitchen Diner - 5.36m x 2.87m (17'7 x 9'5) -

### Second Floor Landing -

### Master Bedroom - 3.25m x 3.15m (10'8 x 10'4) -

### En-Suite Shower Room -

### Bedroom Two - 3.51m x 2.90m (11'6 x 9'6) -







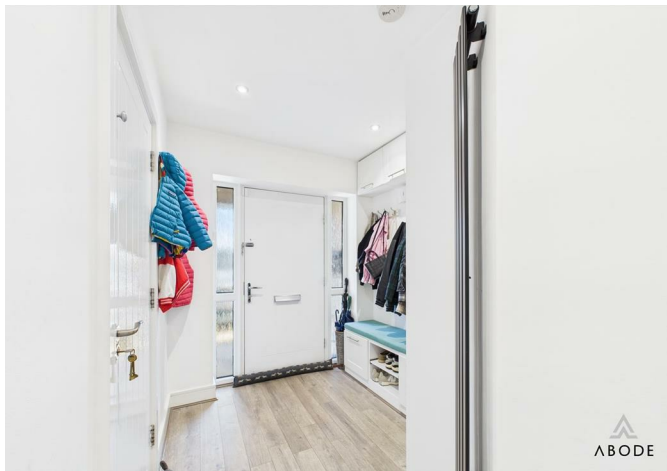


Bedroom Three - 3.51m x 2.36m (11'6" x 7'9") -

Family Bathroom - 2.69m x 1.83m (8'10" x 6'0") -



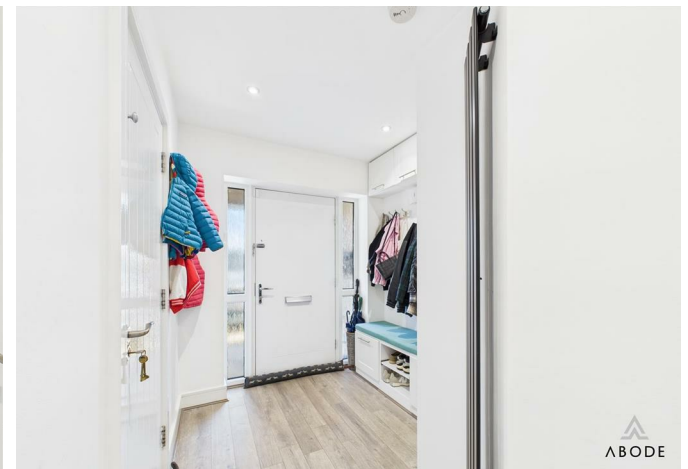


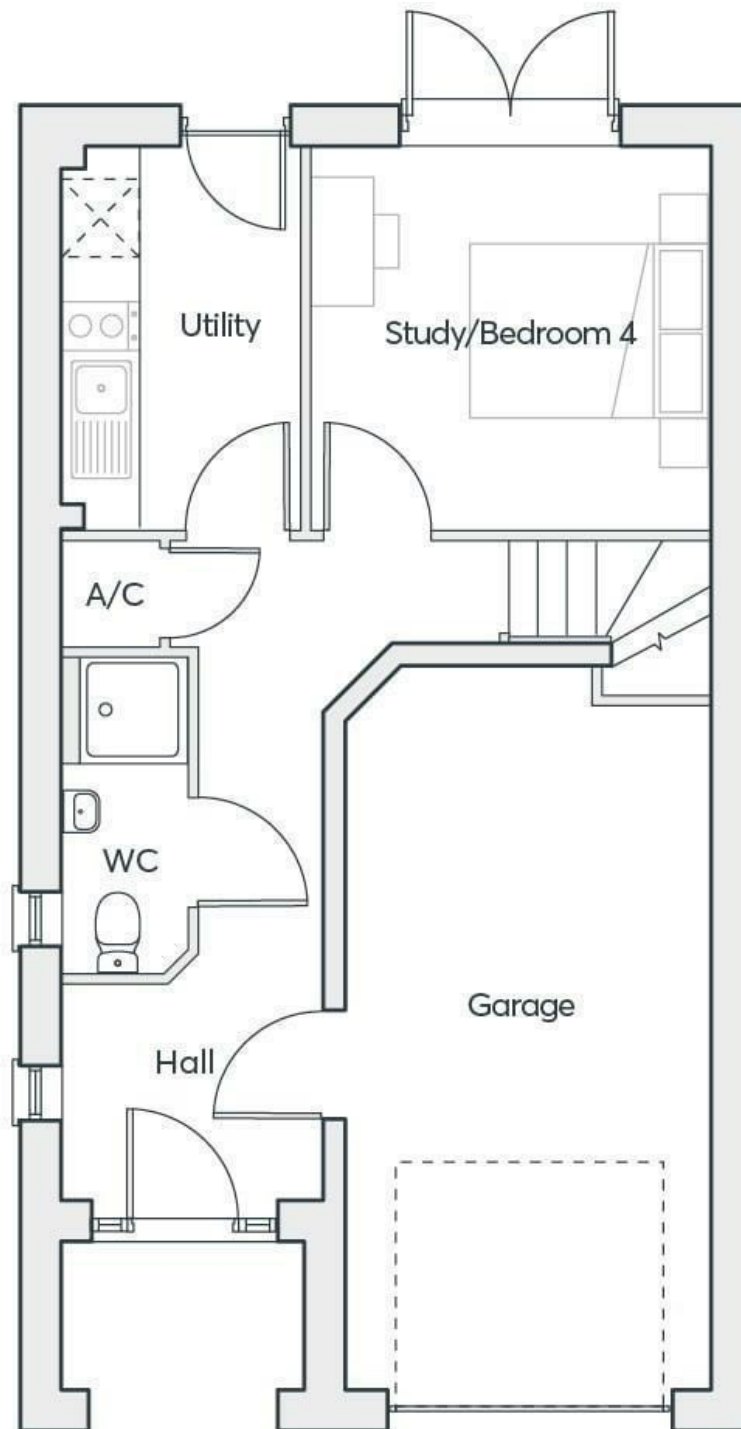




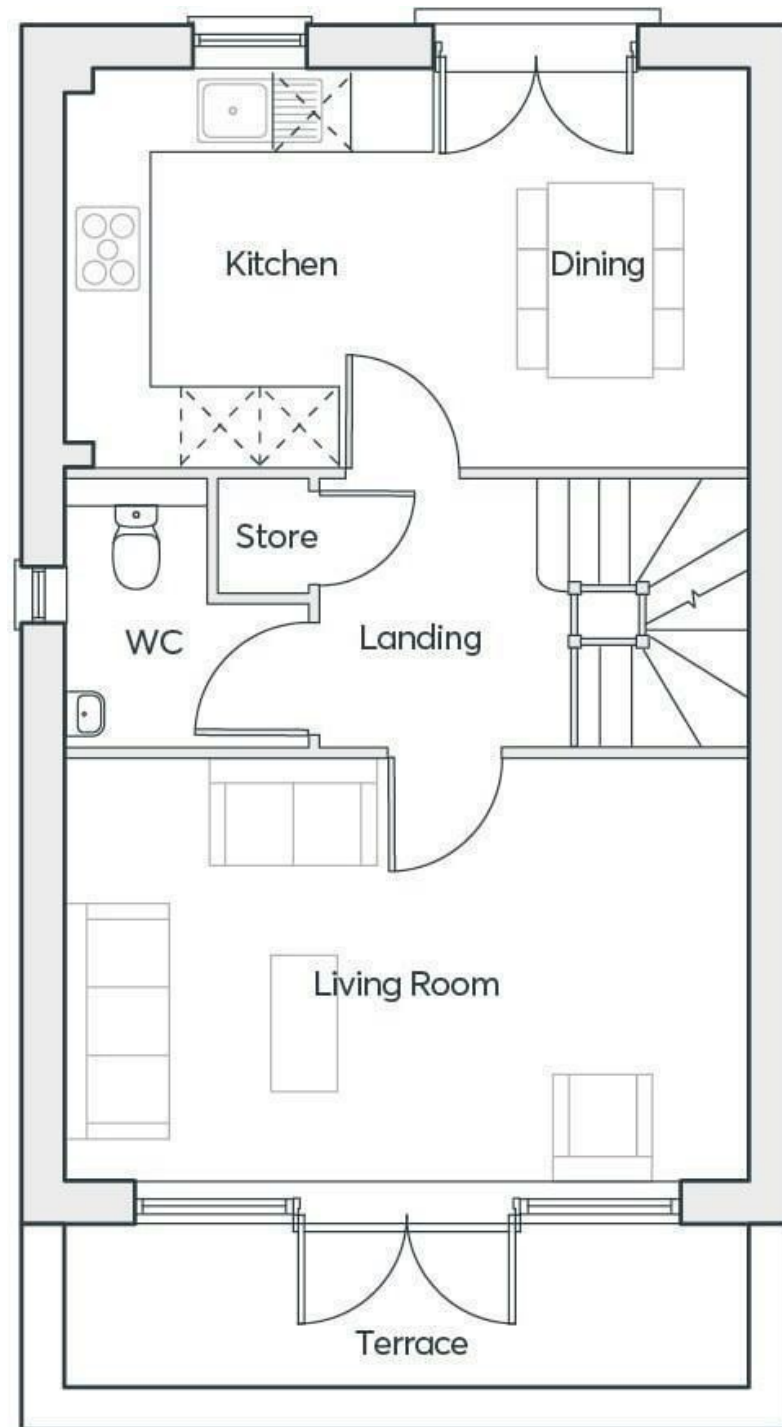














### Energy Efficiency Rating

|   | 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 |         |           |

England & Wales

EU Directive 2002/91/EC