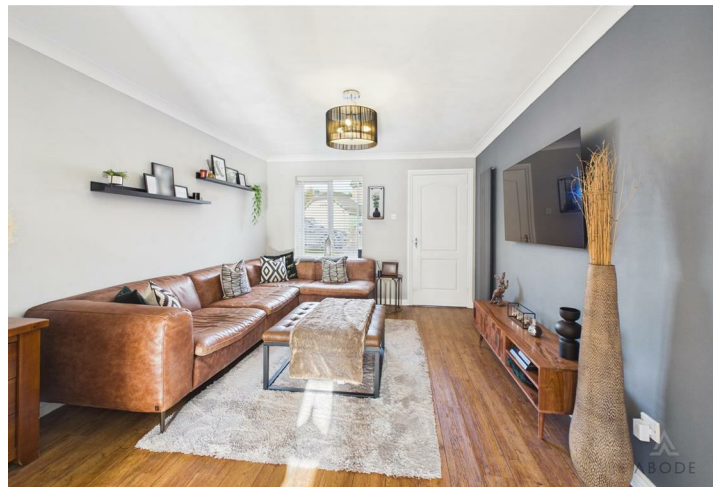
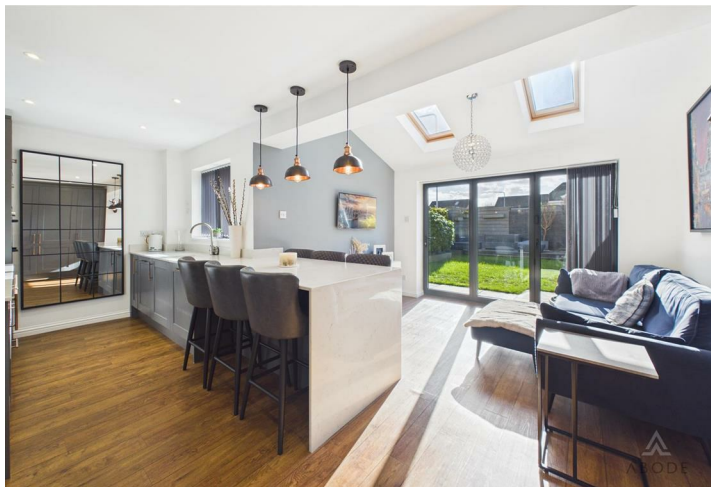






ABODE are delighted to offer for sale this beautifully presented three bedroom end townhouse, positioned within a quiet cul-de-sac location. Having been thoughtfully extended and improved by the current owners, the property offers spacious and modern living accommodation throughout, with particular highlights including a stunning open-plan kitchen / living / dining space with vaulted ceiling and skylights, a separate sitting room, study, utility room, and landscaped rear garden.

Externally the property benefits from a large block paved driveway providing ample off-street parking, side access and a well maintained rear garden with patio, lawn and raised seating area.



An internal viewing is highly recommended to appreciate the size, layout and quality of accommodation on offer.


ABODE
 SALES & LETTINGS

Accommodation

Ground Floor

The accommodation is entered via a UPVC front entrance door leading into a welcoming entrance hallway with doors providing access to the main living areas.

To the front of the property is a generous sitting room featuring a window allowing plenty of natural light, creating an excellent reception space ideal for relaxing or entertaining.

A door from the hallway leads through to a versatile study, currently used as a home workspace but offering flexibility for a range of uses.

Beyond the hallway there is access to a utility room with work surfaces, plumbing for appliances and a window to the side elevation. Adjacent to this is a guest WC fitted with a low level WC and wash hand basin.

The standout feature of the property is the extended open-plan kitchen / living / dining area positioned to the rear of the home. The kitchen is fitted with a range of modern wall and base units with contrasting work surfaces and a central breakfast island providing additional preparation space and seating. Integrated appliances are incorporated within the kitchen, while the open plan design allows space for both dining and seating areas.

The living area enjoys vaulted ceilings with two skylights, creating a bright and spacious feel, while



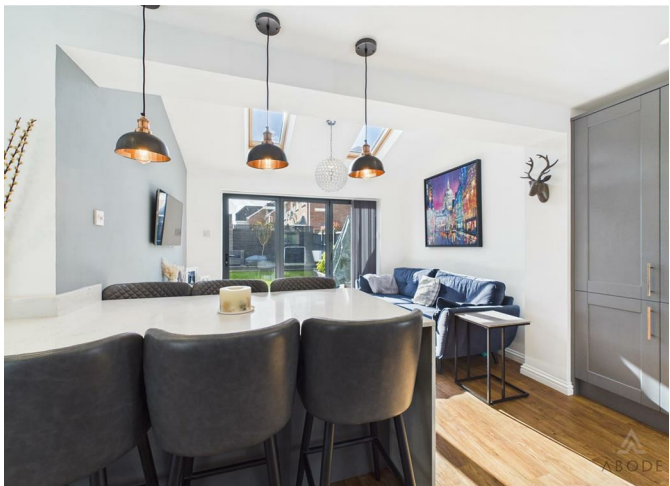
bi-folding doors open directly onto the rear patio and garden, making this a superb space for modern family living and entertaining.

First Floor

The first floor landing provides access to three well-proportioned bedrooms and the family bathroom.

The master bedroom is positioned to the front of the







property and offers a generous double bedroom with fitted wardrobes and space for additional bedroom furniture.

Bedroom two is another good sized double room overlooking the rear garden.

Bedroom three is currently arranged as a child's bedroom and would also lend itself well to use as a nursery, dressing room or home office.

The accommodation is serviced by a modern family bathroom, fitted with a contemporary suite comprising a corner bath with shower over, wash hand basin with vanity storage and low level WC, complemented by tiled walls and recessed lighting.

Outside

To the front of the property there is a large block paved driveway providing ample off-street parking for multiple vehicles, alongside an attractive landscaped frontage.

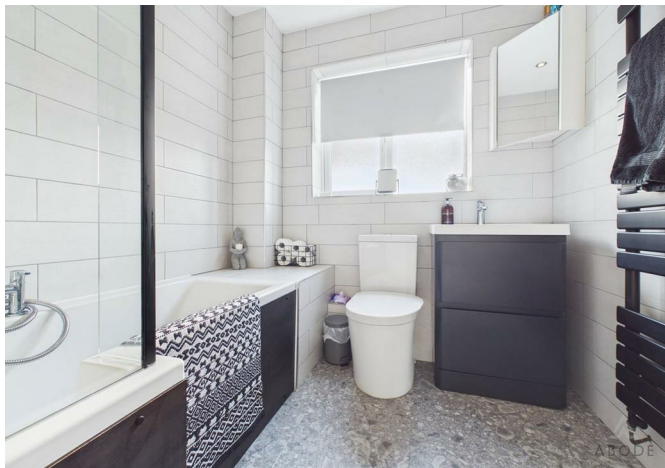
Gated side access leads to the private rear garden, which has been designed for both practicality and enjoyment. The garden features a paved patio area directly off the house, ideal for outdoor dining and entertaining, leading onto a lawned garden with raised planting beds.

To the rear of the garden there is a raised decked seating area, providing an additional space to relax and enjoy the garden. A useful timber shed offers external storage, while the property also benefits from a side paved courtyard area.

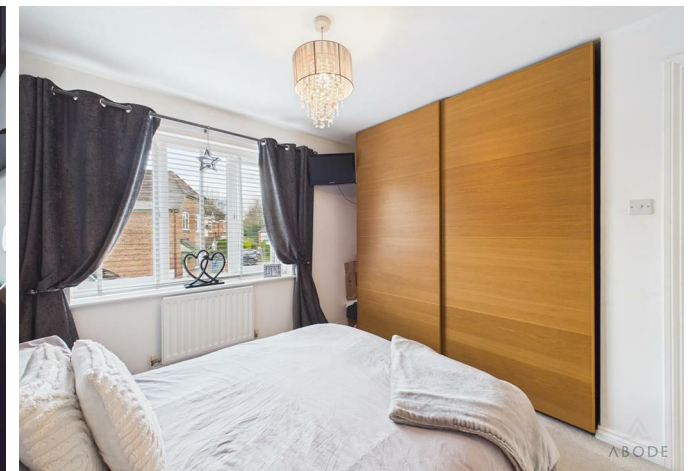
Location

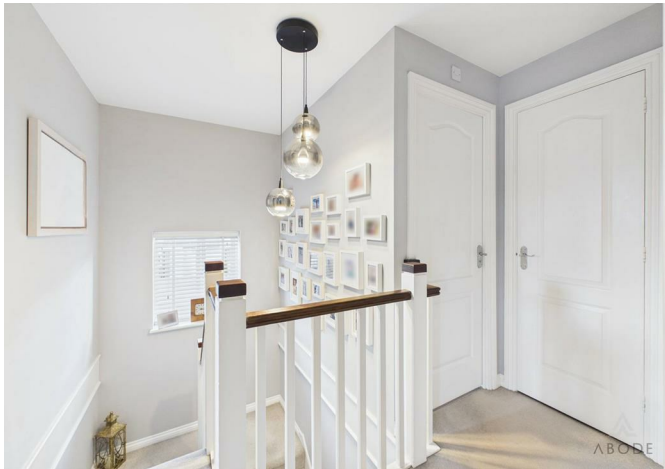
The property is situated within a popular residential area, offering convenient access to a wide range of local amenities including shops, supermarkets, schools and leisure facilities. Burton town centre is only a short distance away providing further retail and dining options, while the nearby A38 and A50 road networks allow excellent commuting links to Derby, Lichfield, Birmingham and beyond.

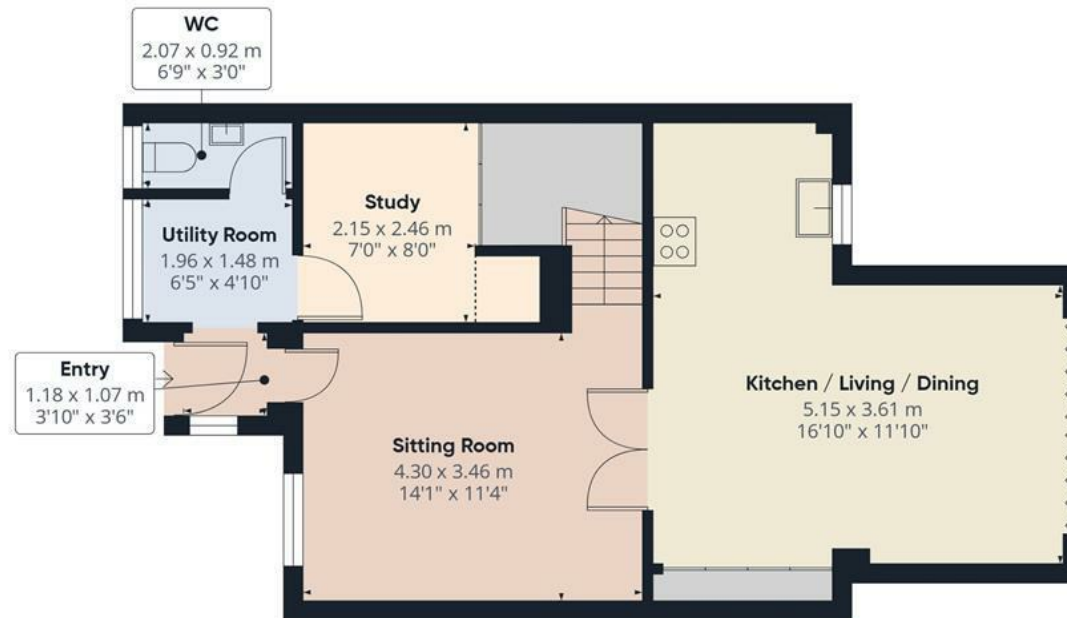
The area is also well served by reputable schools and green spaces, making it a particularly appealing location for families and professionals alike.











Floor 0



Floor 1

Approximate total area⁽¹⁾

93.6 m²

1008 ft²

Reduced headroom

0.6 m²

7 ft²

(1) Excluding balconies and terraces

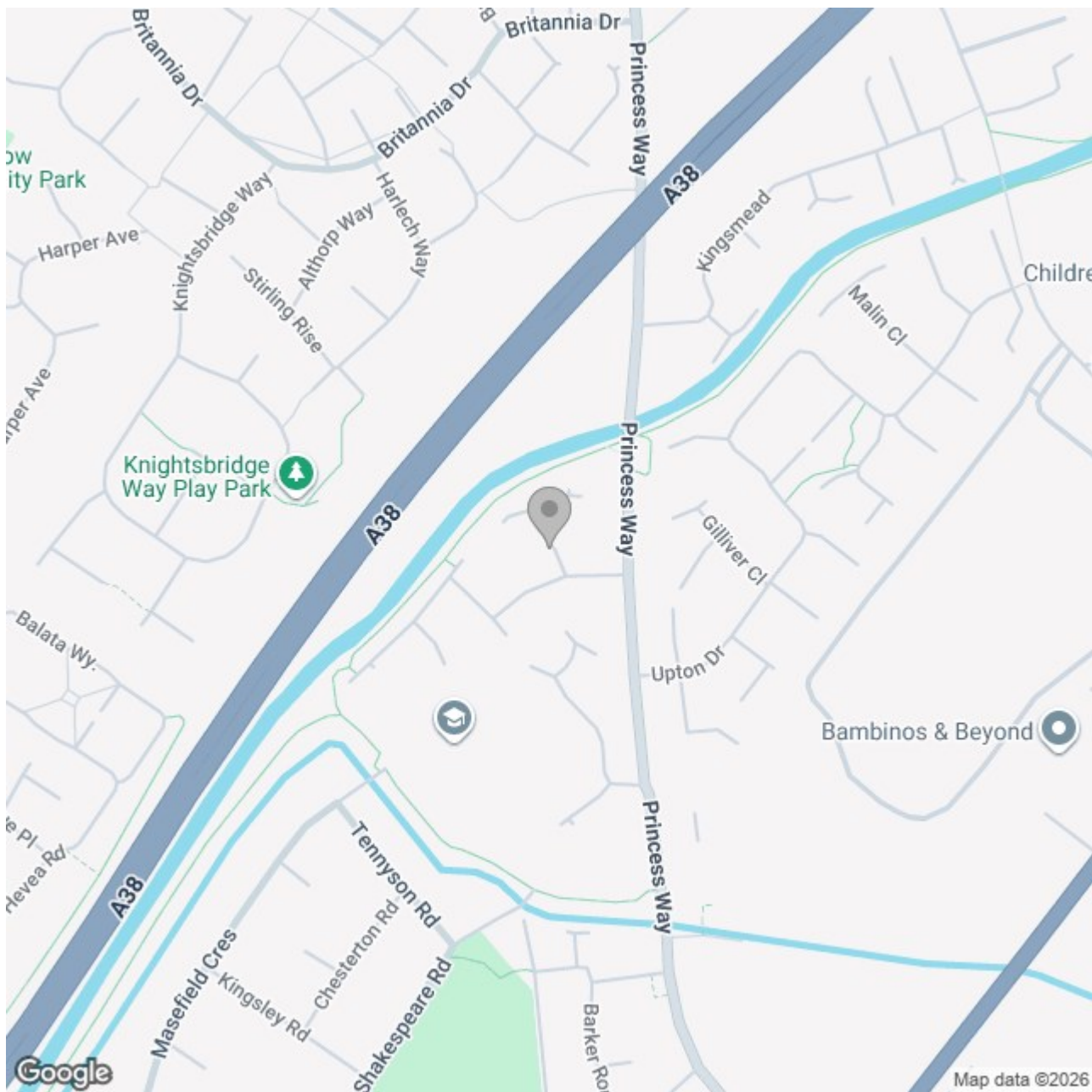
Reduced headroom

..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360





Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive 2002/91/EC

