





Situated within a well-regarded residential location, this attractive detached home offers generous and versatile accommodation, combined with a particularly impressive and beautifully maintained rear garden. Occupying a sizeable plot with mature landscaping, the property provides well-proportioned living space throughout including multiple reception rooms, a kitchen breakfast room, three bedrooms and a spacious family shower room. Externally the home benefits from a driveway providing off-street parking, a detached garage and a superb rear garden that extends significantly behind the property, offering a wonderful outdoor environment rarely found within this area.



## Accommodation

### Ground Floor

The accommodation is entered via a welcoming entrance hallway, providing access to the principal ground floor rooms and staircase rising to the first floor. To the front elevation sits the living room, a pleasant reception space featuring a bay window and fireplace, creating a comfortable setting for everyday living.

Positioned centrally within the property is the dining room, offering ample space for a family dining table and providing a natural connection between the living room and the rest of the ground floor accommodation.

To the rear elevation is the main sitting room, a particularly generous reception space enjoying views over the garden and benefiting from French doors that open directly onto the rear patio, allowing for a pleasant connection between the indoor living space and the outdoor entertaining area. A feature fireplace forms a focal point within the room.

The kitchen is positioned adjacent to the dining room and offers a range of fitted units with space for appliances, as well as room for a breakfast table. The kitchen enjoys views over the rear garden and also provides access outside.

Completing the ground floor accommodation is a useful guest WC located off the hallway.



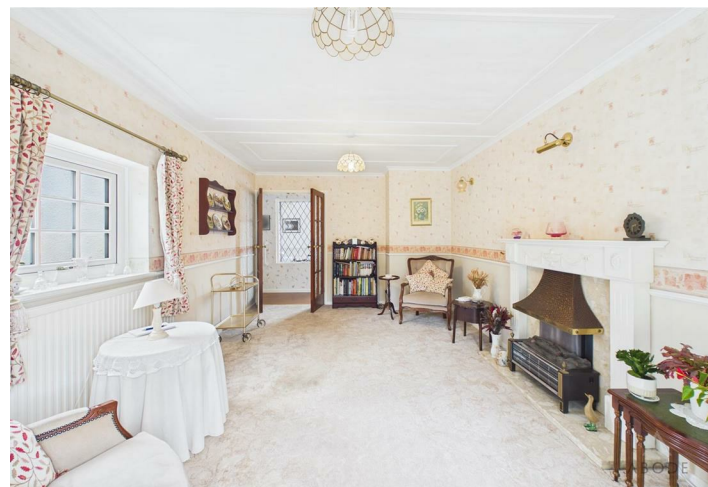
### First Floor

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

The main bedroom is positioned to the front of the property and is a well-proportioned double room, benefitting from fitted wardrobes and a pleasant outlook.

Bedroom two is another good-sized double bedroom overlooking the rear garden, while bedroom three offers a







versatile space which could be utilised as a bedroom, home office or study.

The family shower room is particularly spacious and is fitted with a suite comprising a shower enclosure, wash hand basin and WC, along with fitted storage units.

#### Outside

To the front of the property is a driveway providing off-street parking and access to the detached garage. The front garden is landscaped with lawn and planted borders which complement the attractive appearance of the home.



The rear garden is a standout feature of the property and has been beautifully maintained over many years. A paved patio area directly behind the house provides an ideal seating and entertaining space, with steps leading up to an extensive lawn. The garden continues a considerable distance behind the property and is bordered by mature trees, shrubs and planting, creating a private and peaceful outdoor environment. Further features include additional seating areas, a greenhouse and established planting throughout, offering a wonderful garden setting rarely available within this location.

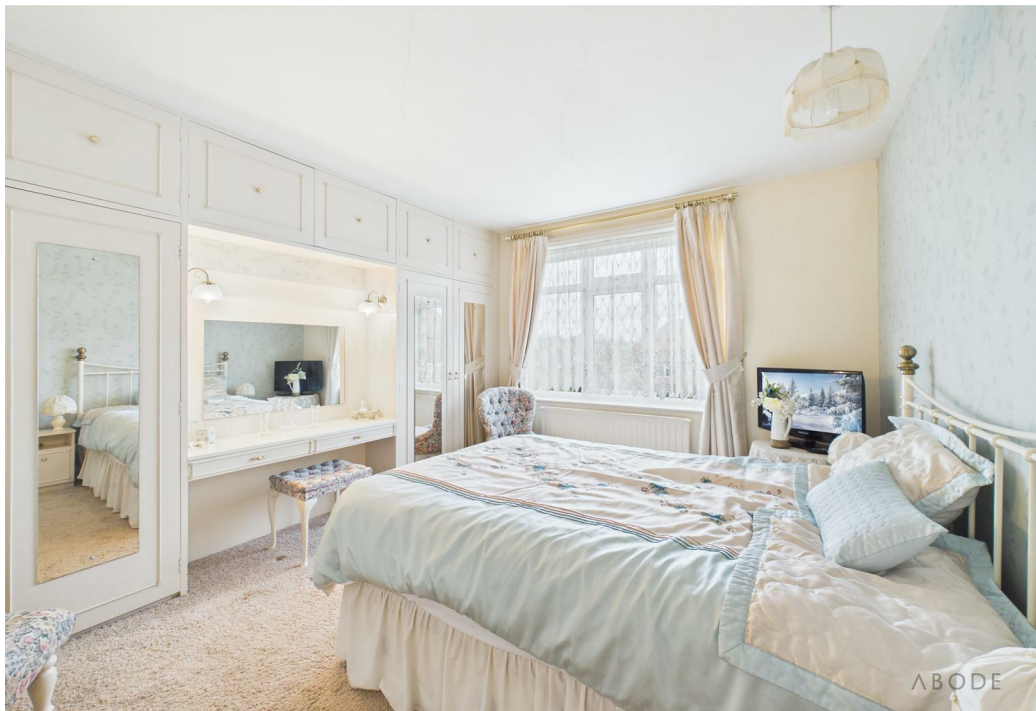
#### Location

The property is situated within a well-established residential area of Burton-on-Trent, offering convenient access to a range of local amenities including shops, supermarkets, schools and leisure facilities. The town centre is within easy reach, providing further shopping, dining and transport links, including Burton railway

station with connections to Derby, Birmingham and beyond. The area also benefits from good road links to the A38, providing access to Derby, Lichfield and the wider Midlands region. Nearby green spaces and riverside walks along the River Trent also provide pleasant outdoor recreation opportunities.



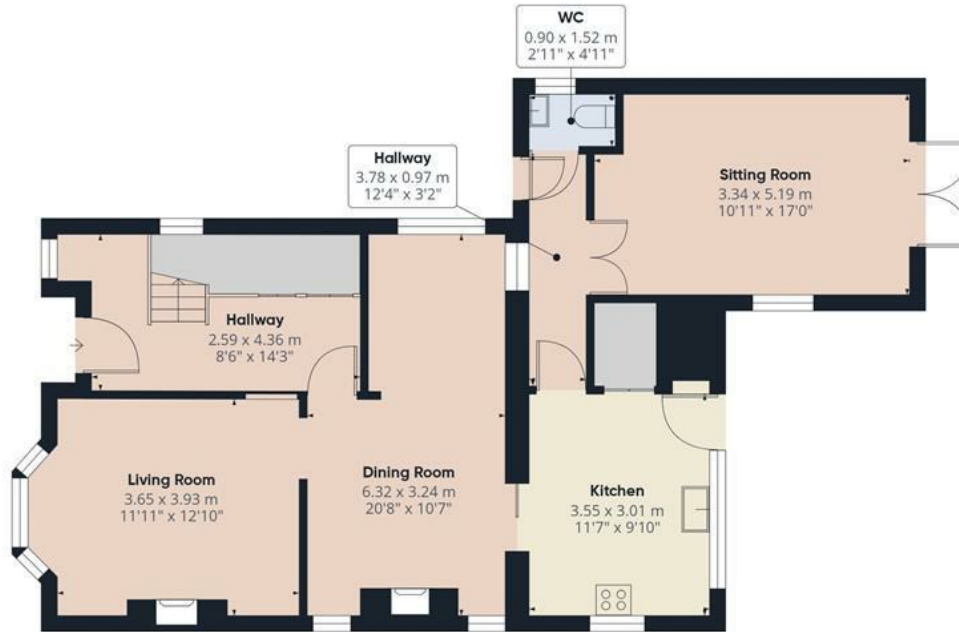












Floor 0



Floor 1



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

120.8 m<sup>2</sup>

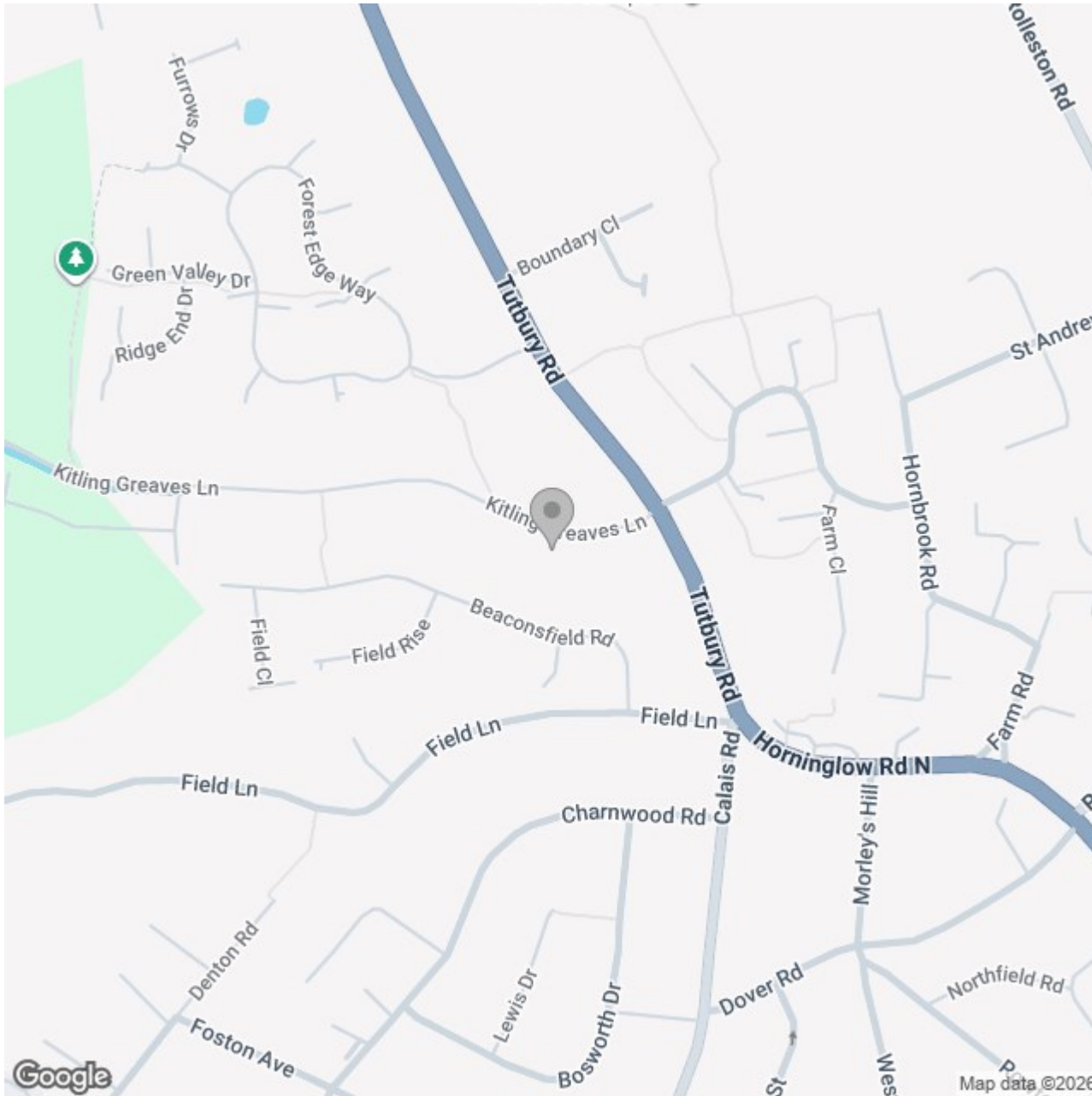
1299 ft<sup>2</sup>

(1) Excluding balconies and terraces

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

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## 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<br>2002/91/EC |  |