ABODE
SALES & LETTINGS

St. Matthews Street, DE14 3DT

Asking Price £245,000



https://www.abodemidlands.co.uk







This well-presented three-storey, four-bedroom home offers spacious and versatile accommodation, ideal for modern family living. Positioned within a popular residential development in Burton-on-Trent overlooking green space providing access for walks and family actives, the property is thoughtfully laid out across three floors, featuring a generous kitchen diner opening onto the rear garden, a separate study to the front, and a well-proportioned first floor living room. Externally, the home benefits from an enclosed rear garden and allocated off-street parking to the rear which leads to the garage.

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Accommodation

Ground Floor

The property is entered via a welcoming entrance hallway, offering access to the main living areas and staircase rising to the upper floors. To the front of the property is a well-proportioned study, ideal for those working from home or in need of a flexible reception space.

To the rear, the kitchen diner spans the width of the property and serves as the central hub of the home. Fitted with a range of wall and base units, the space comfortably accommodates both cooking and dining areas. French doors open directly onto the rear garden, allowing for excellent natural light and a seamless transition to outdoor living—perfect for entertaining. A ground floor WC completes the accommodation on this level.

First Floor

The first floor landing provides access to a spacious living room positioned to the rear, featuring French doors with a Juliet-style balcony, creating a bright and airy reception space.

To the front of the property is the master bedroom, a generous double room benefitting from fitted storage and a private en-suite shower room. This floor offers an excellent balance between relaxation and practicality, separating the main living space from the remaining bedrooms.

Second Floor

The second floor hosts three further bedrooms, all accessed from the landing. Bedroom two is a particularly generous double room, while bedroom three offers a comfortable double space. Bedroom four is ideal as a single bedroom, nursery, or additional study.

The family bathroom is also located on this floor and is fitted with a three-piece suite including a bath with shower over, wash hand basin, and low-level WC.

Outside

To the rear, the property enjoys a private and enclosed garden, mainly laid to lawn with a central pathway leading to a patio seating area adjacent to the house—ideal for outdoor dining and relaxation. The garden is bordered by timber fencing, creating a well-maintained and usable outdoor space.

To the front, the property sits within a quiet residential setting with a small lawned area, while to the rear there is a driveway leading to the garage.

Location

Burton-on-Trent is a well-connected town offering a wide range of amenities, including supermarkets, shops, cafés, and leisure facilities. The area is well-served by local schooling for all ages, as well as good transport links, with easy access to the A38 and A50 providing routes to Derby, Lichfield, and beyond. Burton-on-Trent railway station offers direct connections to Birmingham and Nottingham, making it an ideal location for commuters.






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AML Disclaimer - Burton Office

In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, as amended, Abode Midlands Ltd is legally required to undertake appropriate anti-money laundering checks as part of the property buying and selling process.
All prospective purchasers proceeding with a property transaction will be required to complete appropriate identity verification and provide satisfactory information regarding their purchasing arrangements and source of funds. Where applicable, additional checks may be required for individuals providing gifted deposits, third-party contributors, company purchasers and beneficial owners.

These checks may be requested during the offer process.

AML Compliance Fee: Abode Midlands Ltd charge a non-refundable fee of £30.00 inclusive of VAT per individual requiring identity verification. This applies to each purchaser and, where additional individual verification is necessary, any person providing gifted funds or otherwise contributing to the purchase.

The fee is payable in advance of the verification service commencing and covers the administration and processing of the relevant checks.
Verification is undertaken with the assistance of our appointed compliance provider, Thirdfort. These checks are undertaken for identity verification and anti-money laundering purposes and do not constitute an application for credit.

Additional documentation and enhanced due diligence may be required depending on the circumstances of the transaction, including the purchaser's financial arrangements and the origin of funds.

Abode Midlands Ltd will ordinarily require satisfactory completion of its due diligence procedures before issuing a Memorandum of Sale and formally progressing the transaction.

Where Abode Midlands Ltd is unable to complete legally required due diligence, we may be unable to proceed with the transaction.

PIF Disclaimer - Burton Office

Property Particulars

These particulars have been prepared by Abode (Midlands) Limited in good faith, using information verified by the seller, property inspections and relevant third-party sources. Reasonable steps have been taken to ensure accuracy and disclose material information, although certain details may not have been independently verified and may be subject to change.

Measurements and Floor Plans

All measurements and floor areas are approximate. Floor plans are for illustrative purposes, may not be to scale and should not be relied upon for precise measurements.

Photographs and Illustrations

Photographs show the property's appearance at the time taken. Furniture and appliances shown may not be included. A.I. created images and digitally altered photographs are illustrative, with material alterations identified where appropriate.

Services and Installations

Unless stated otherwise, Abode has not tested any services, installations or appliances. Purchasers should obtain appropriate professional inspections where required.

Tenure and Legal Matters

Information concerning tenure, boundaries, rights of way, covenants, planning and building regulations is based on available information. Purchasers should ask their solicitor to verify these matters before entering into a binding contract.

Fixtures and Fittings

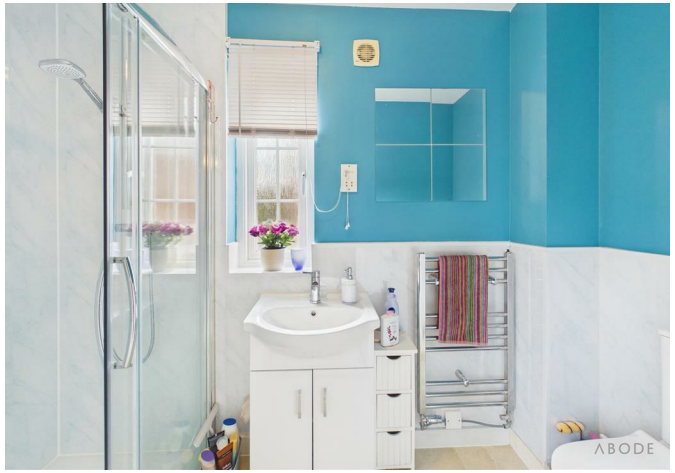
Only fixtures, fittings and contents expressly agreed as part of the sale are included.

General

Please contact Abode for clarification of any information important to your purchase. These particulars do not form part of a contract. Nothing in this disclaimer excludes any liability or consumer rights that cannot lawfully be excluded.

Service Charges and Management Fees

Modern and new-build properties may be subject to service charges or estate management fees. Purchasers should confirm details with their solicitor.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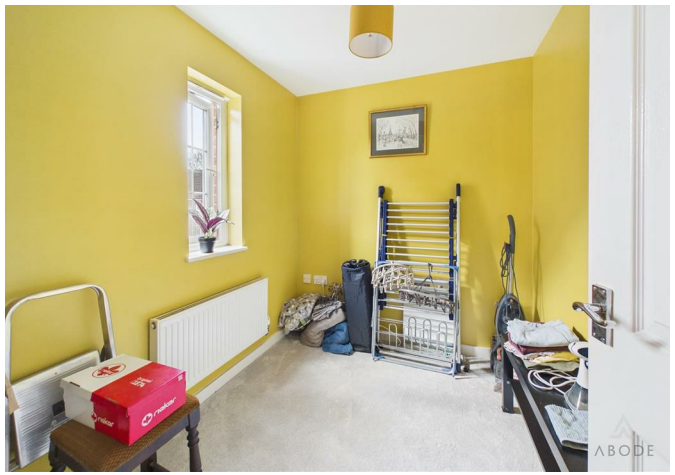
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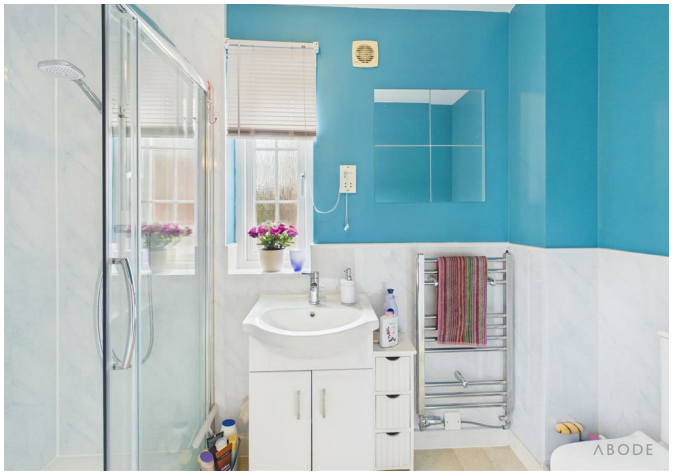
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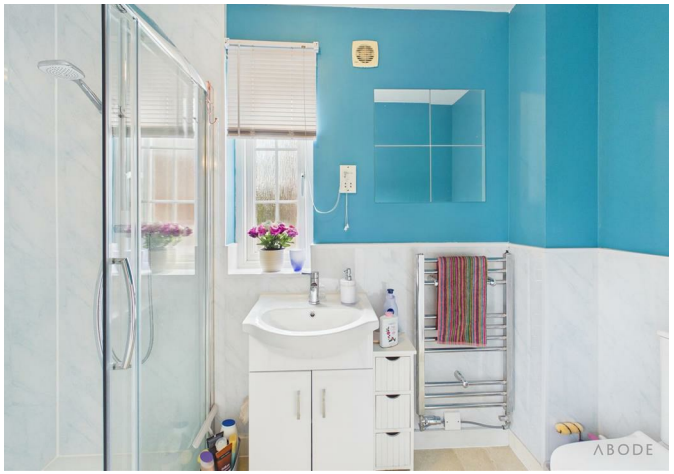
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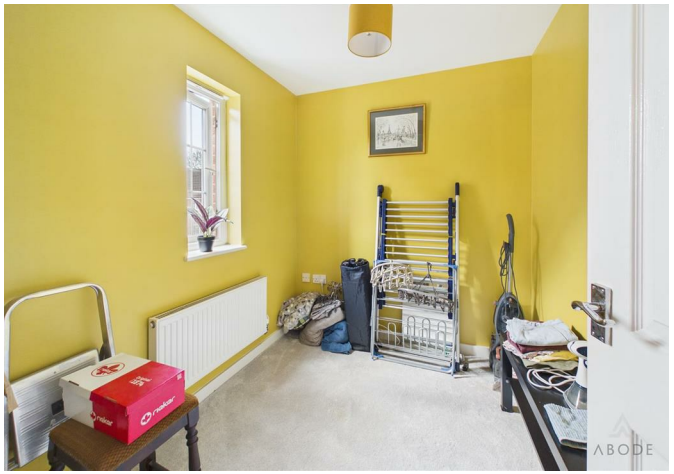
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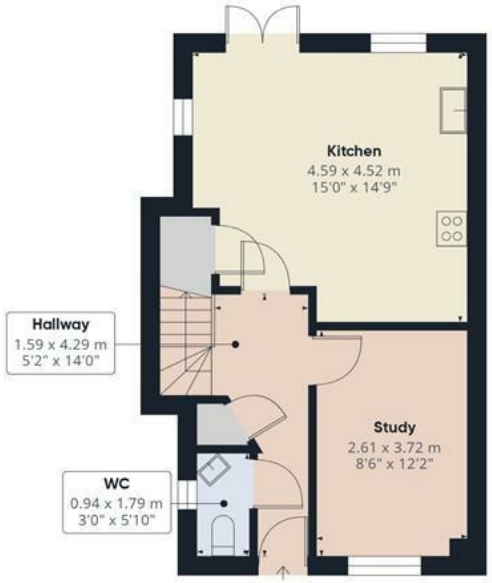
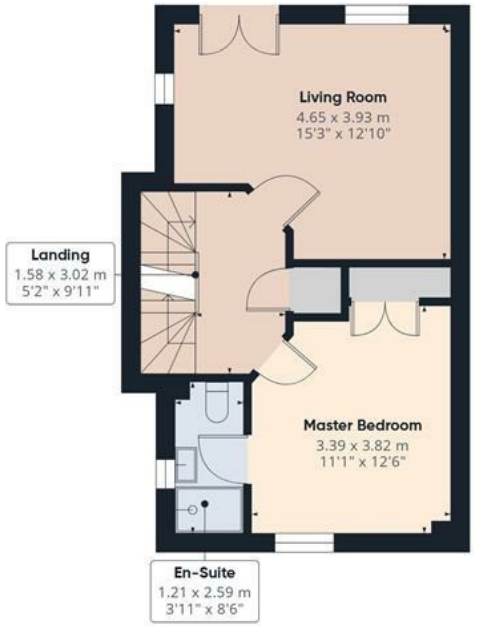
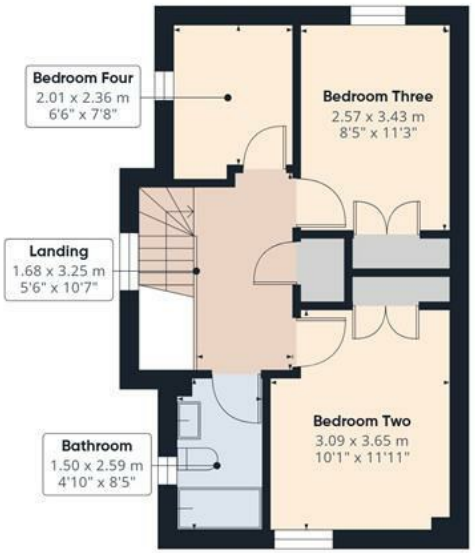


Floor 0



Floor 1





Floor 2

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Approximate total area(1)

112.2 m²

1206 ft²

(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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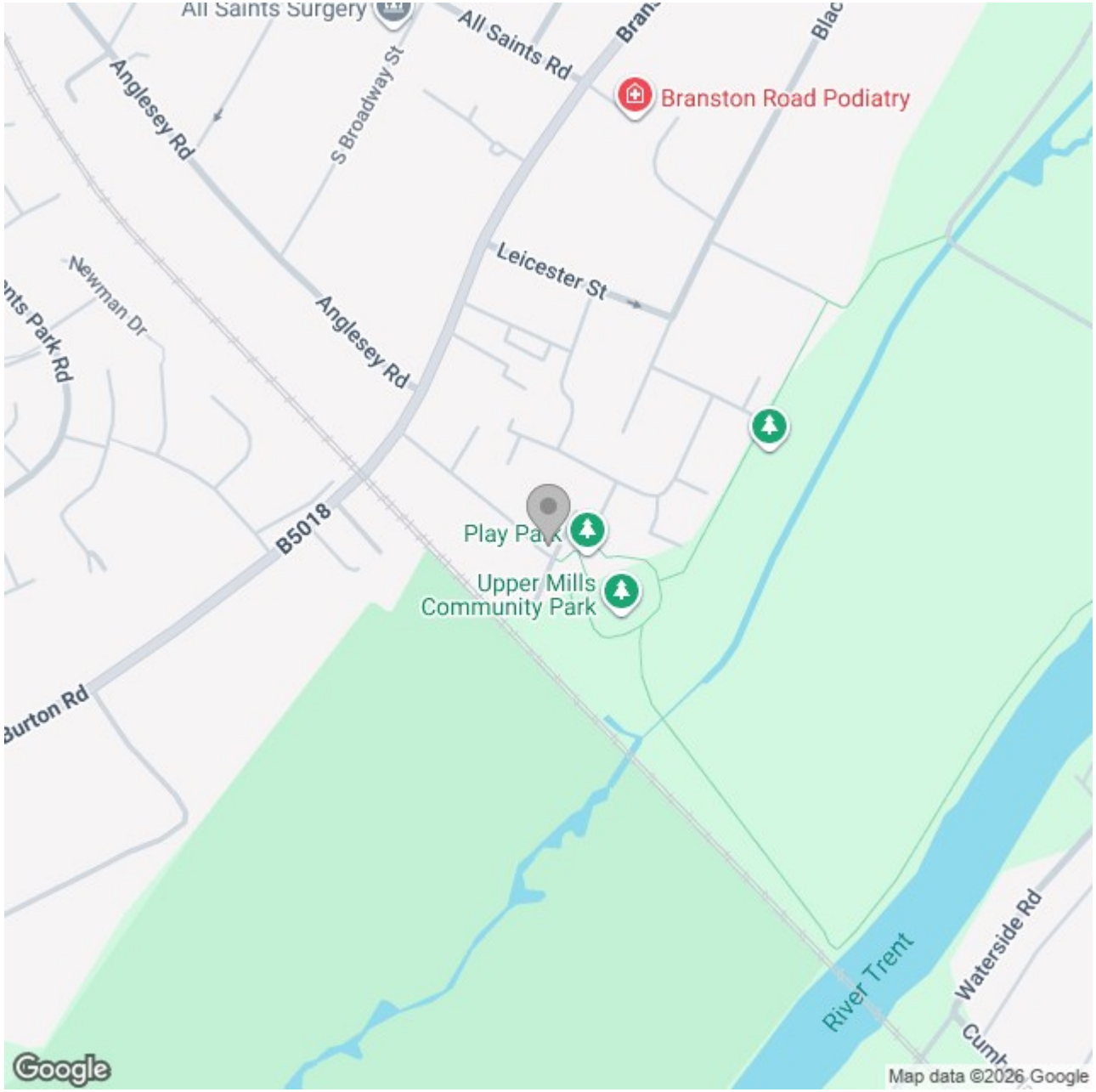

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) 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	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.