





A beautifully presented Victorian semi-detached family home, occupying a generous private plot within a highly sought-after location and falling within the renowned John Taylor School catchment area.

Combining period charm with modern living, this spacious home offers four well-proportioned bedrooms, three reception rooms, including a versatile gymnasium extension, a breakfast kitchen with separate utility room, two en-suite shower rooms, family bathroom and guest cloakroom. Character features throughout include Minton tiled flooring, original fireplaces and bay windows.

Externally, the property benefits from ample off-road parking, a single garage with inspection pit and a substantial rear garden with patio entertaining areas and mature planting.

Ideally positioned for access to excellent local amenities, Burton Queen's Hospital, St George's Park and major transport links, this is an exceptional family home in one of the area's most desirable residential locations.



## FULL DESCRIPTION

A stunning character four bedroom detached family home, situated within a large private plot situated on the edge of Burton upon Trent, Staffordshire.

Spacious throughout, this is a rare opportunity to secure a lovely family home in a much sought after location which offers superb local amenities with close proximity to Burton Queens Hospital and St Georges Park.

In brief, the accommodation provides - Entrance Hallway with Minton flooring and useful Storage under the Stairs, Spacious Lounge with feature bay windows, original cast iron fireplace and light grey wooden flooring, 2nd reception room with feature fireplace, Breakfast Kitchen with a good selection of wall and base units, ceramic flooring and feature spotlights. The Kitchen follows through to a useful Utility room with belfast sink and useful storage. The property has been extended to the rear to create a state of the art Gymnasium with specialist sports flooring, full mirrored wall and patio doors to rear. Guest Cloakroom with white suite. The first floor of the accommodation features four good sized bedrooms all offering storage solutions, two of the bedrooms are serviced by recently fitted shower rooms in addition to the family bathroom which has a feature freestanding bath.

The main frontage of the property provides ample hard standing parking for several vehicles leading to a single garage situated to the rear of the property, the garage provides an inspection pit for vehicle maintenance.

To the rear there is a large secure garden featuring patio areas ideal for entertaining also lawn with mature planting to the borders.

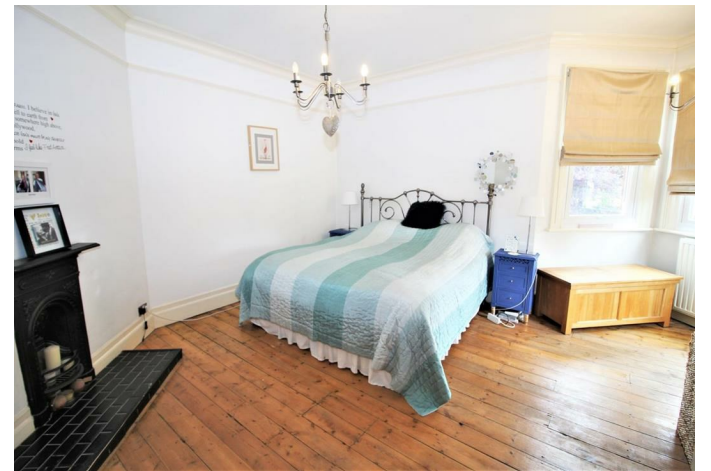
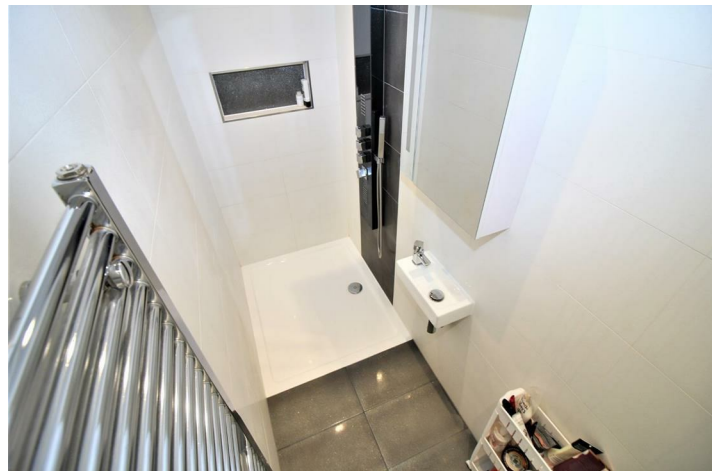
## PLEASE NOTE

The photography was obtained February 2023, when the property was let out. Therefore condition may vary.



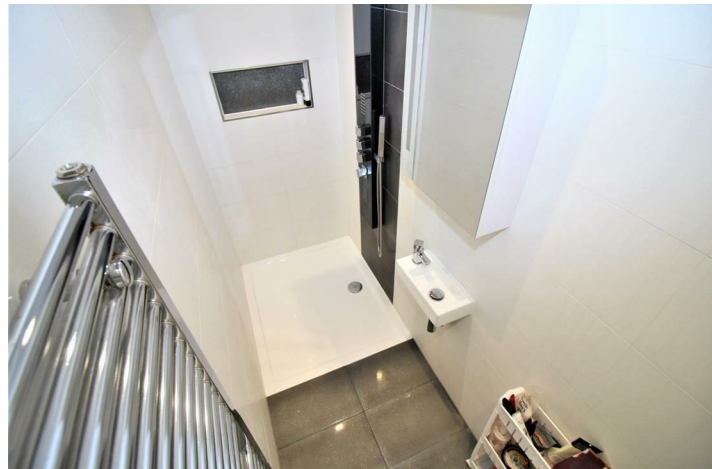


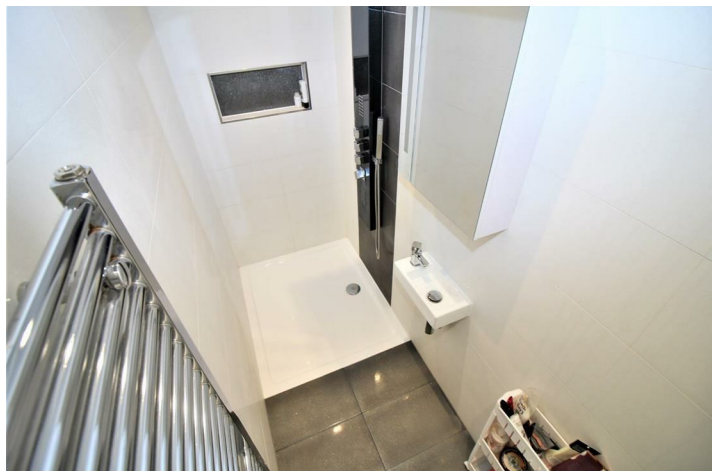




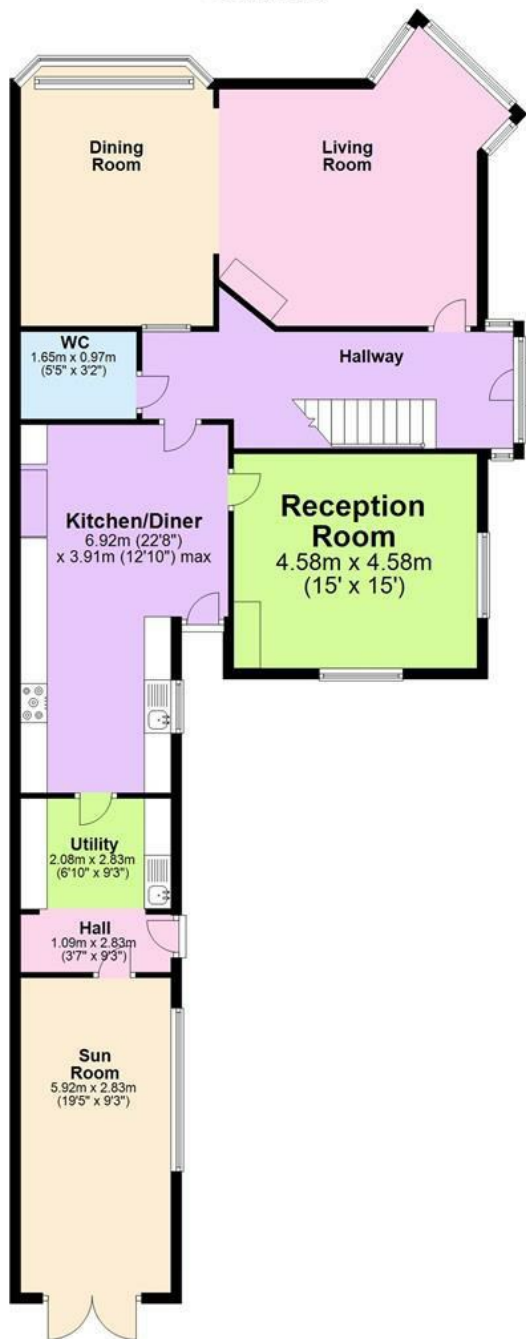








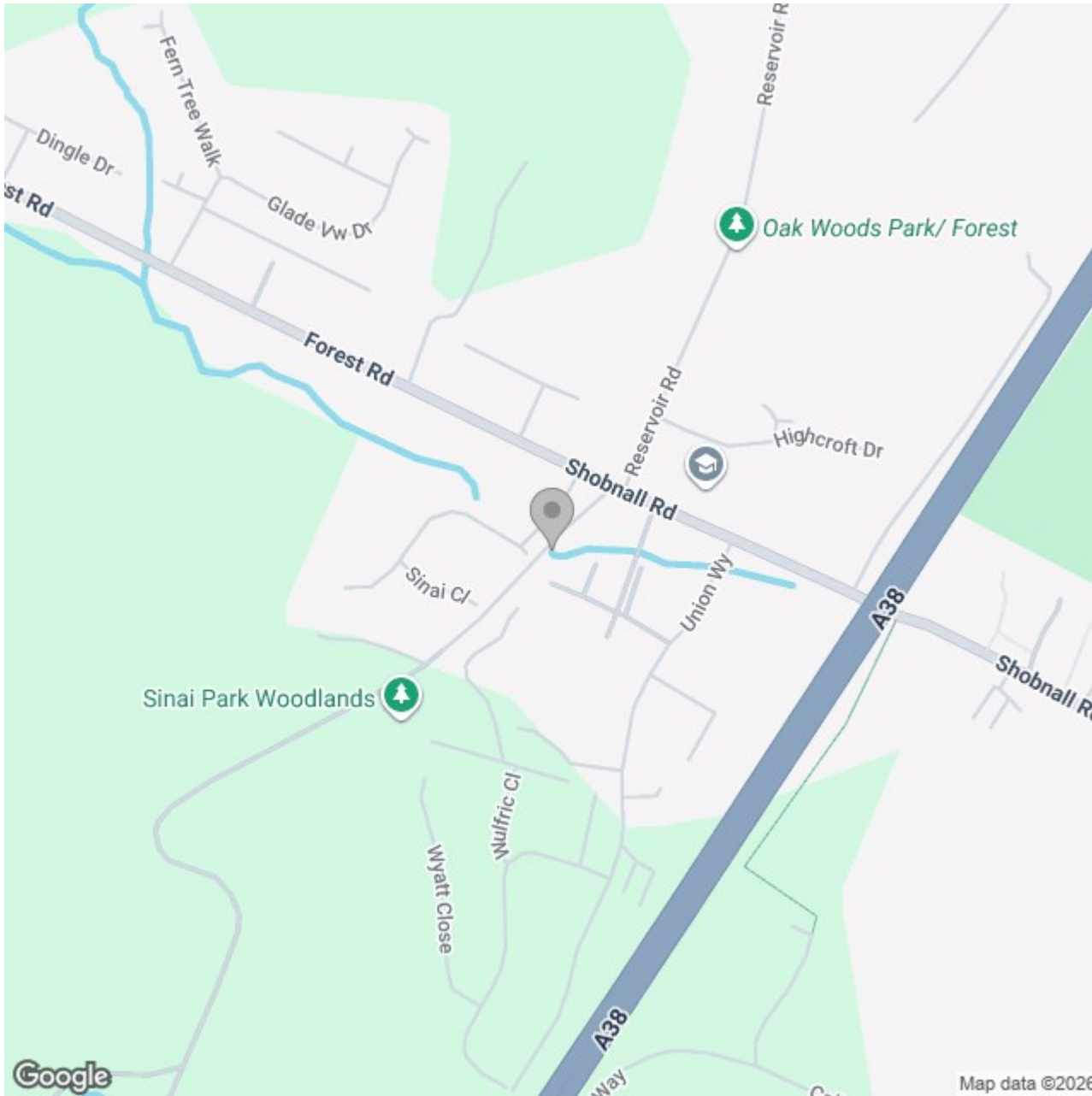
Ground Floor



First Floor







### 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>		<b>74</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>49</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

**England & Wales** EU Directive 2002/91/EC 