





A well-presented four-bedroom detached family home, occupying a desirable position on Wilson Way in Burton-on-Trent. The property benefits from a generous plot, a well-maintained rear garden, spacious internal accommodation, and off-street parking with a detached garage. Offering a practical layout ideal for modern family living, this home is ready to move straight into.



## Accommodation

### Ground Floor

The accommodation is entered via a welcoming entrance hallway with stairs rising to the first floor and access to the principal ground floor rooms. The living room is a particularly spacious reception room, featuring a central fireplace and dual aspect outlook, creating a bright and comfortable space for relaxing. The kitchen diner spans the length of the property and provides a superb open-plan environment, fitted with a range of matching wall and base units, integrated appliances, and ample work surface space, with room for both dining and informal seating. A separate utility room provides additional storage and appliance space, with access to the side of the property, while a ground floor WC completes the accommodation.

### First Floor

The first floor landing gives access to four well-proportioned bedrooms. The master bedroom is a generous double room, benefiting from fitted storage and its own en-suite shower room. Bedroom two is another spacious double, while bedrooms three and four are both versatile rooms suitable for children, guests, or a home office. The family bathroom is well-appointed with a modern suite comprising a bath with shower over, wash hand basin, and WC, finished with contemporary tiling.

### Outside

Externally, the property enjoys a well-maintained and attractively landscaped rear garden, featuring a combination of patio seating areas, shaped lawn, and established planting borders, creating a pleasant outdoor space for both relaxing and entertaining. To the front, the property benefits from a block-paved driveway providing ample off-street parking, alongside a further driveway leading to a detached garage. The plot itself offers a sense of space, with an open green area positioned nearby, enhancing the overall setting.

### Location

Situated on Wilson Way in Burton-on-Trent, the property is conveniently placed for access to a range of local amenities including shops, supermarkets, schools, and leisure facilities. Burton town centre is within easy reach, offering a wider selection of retail and dining options, while excellent transport links are available via the A38 and nearby rail connections, making this an ideal location for commuters and families alike.







## 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.













Floor 0



Floor 1

**Approximate total area<sup>m</sup>**  
105.2 m<sup>2</sup>  
1131 ft<sup>2</sup>

**Reduced headroom**  
0.9 m<sup>2</sup>  
9 ft<sup>2</sup>

(1) Excluding balconies and terraces

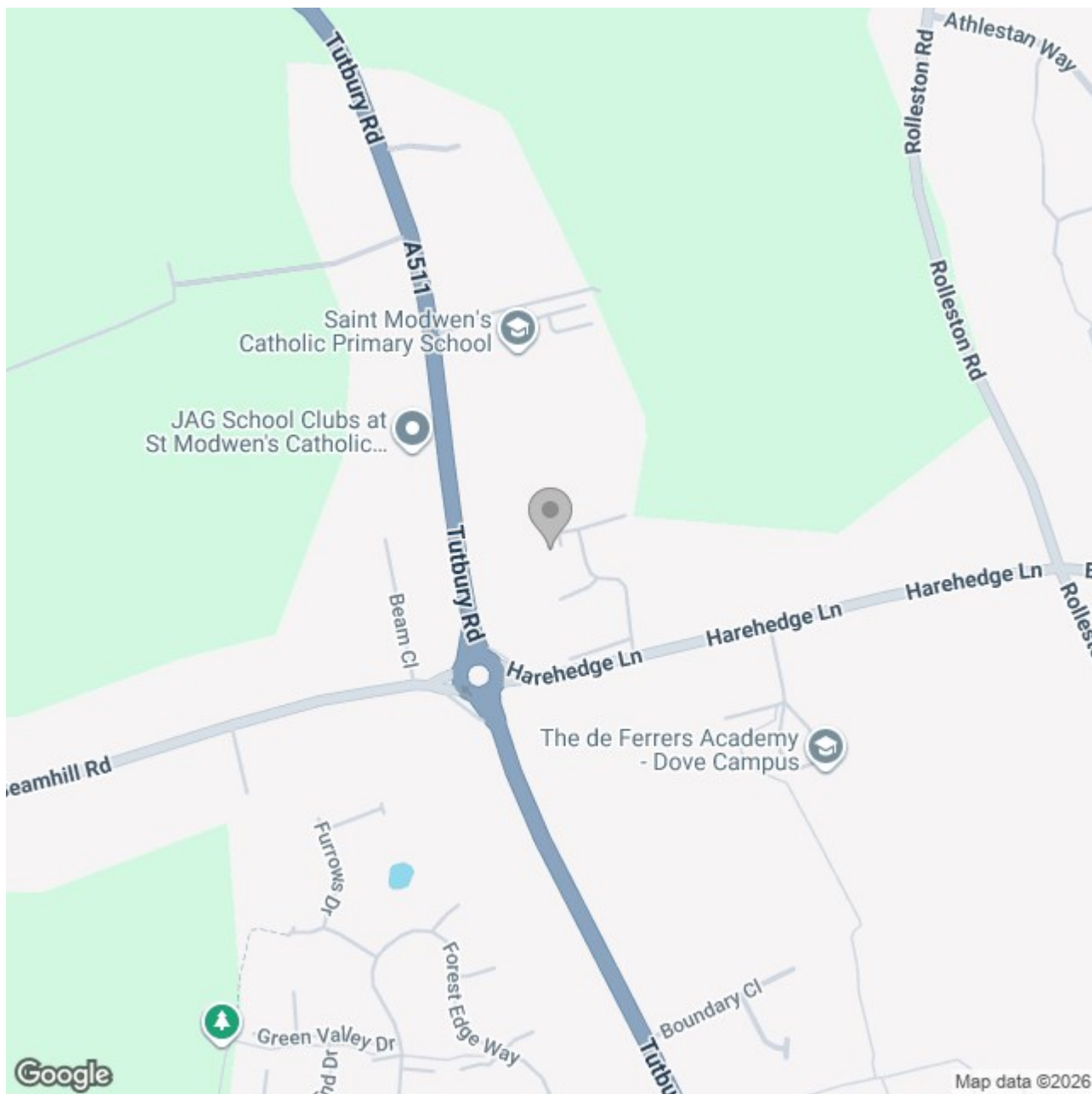
Reduced headroom  
..... Below 1.5 m/5 ft

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) <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 2002/91/EC  |           |