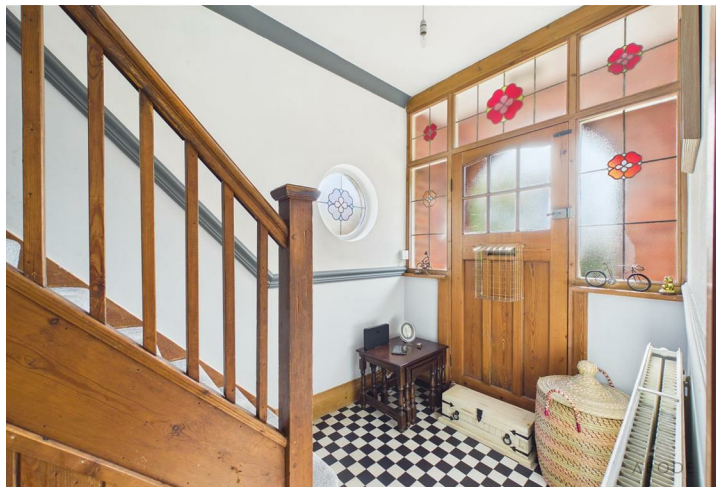






A well-presented three-bedroom semi-detached home, positioned on a generous corner plot with attractive front and rear gardens, ample off-street parking. This property offers a spacious and versatile layout with two reception rooms, a well-appointed kitchen, and a useful loft room accessed from the main bedroom.



## Accommodation

### Ground Floor

The property is entered via a welcoming entrance hallway featuring a staircase rising to the first floor and doors leading to the principal ground floor accommodation. To the front aspect is a spacious living room with a bay window allowing plenty of natural light, complemented by a central fireplace creating a focal point within the room.

To the rear of the property is a separate dining room, again benefitting from a feature fireplace and direct access to the garden. The kitchen is fitted with a range of matching wall and base units with preparation work surfaces, integrated oven, hob and extractor, along with space for additional appliances. From the kitchen, there is access through to the rear lobby/utility-style area, which has fitted seating, a door out to the garden and access to the ground floor shower room. The shower room is fitted with a shower enclosure, wash hand basin and low-level WC.

### First Floor

The first floor landing provides access to three well-proportioned bedrooms and the family bathroom. The main bedroom is a particularly generous space and features built-in furniture, along with a staircase rising to a loft room above. Bedroom two is a good-sized double room with built in furniture, while bedroom three offers flexibility as a single bedroom, nursery or home office.

The family bathroom is fitted with a three-piece suite including a bath with shower over, wash hand

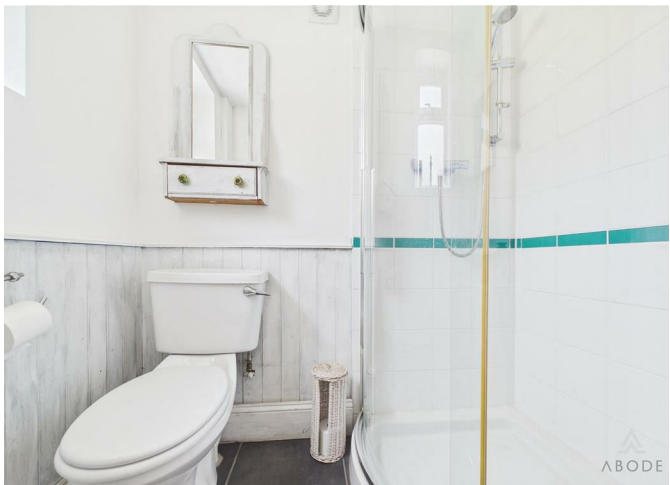


basin and low-level WC, finished with tiled walls and flooring.

### Loft Room

Accessed via a staircase from the main bedroom, the loft room provides additional versatile space, featuring exposed brickwork, beams and a skylight window. This room is ideal for storage space, but could be used as an additional room subjective to the correct permissions and regulations.







### Outside

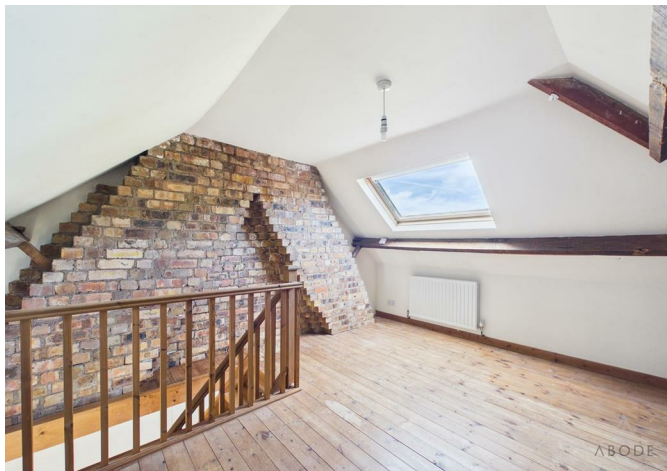
To the front of the property is a well-maintained garden laid mainly to lawn with established borders, alongside a driveway providing ample off-street parking for multiple vehicles and leading to a workshop.

The rear garden is enclosed and thoughtfully arranged, featuring a lawn area, planted borders, and a decking area providing an ideal space for outdoor seating and entertaining.

### Location

The property is situated within a well-established residential area, offering convenient access to local amenities, including shops, schools and everyday facilities. The area is well connected with transport links providing access into Burton-on-Trent town centre and surrounding areas, making it suitable for both families and commuters.















Floor 0



Floor 1



Floor 2



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

98.4 m<sup>2</sup>

1060 ft<sup>2</sup>

Reduced headroom

7.5 m<sup>2</sup>

81 ft<sup>2</sup>

(1) Excluding balconies and terraces

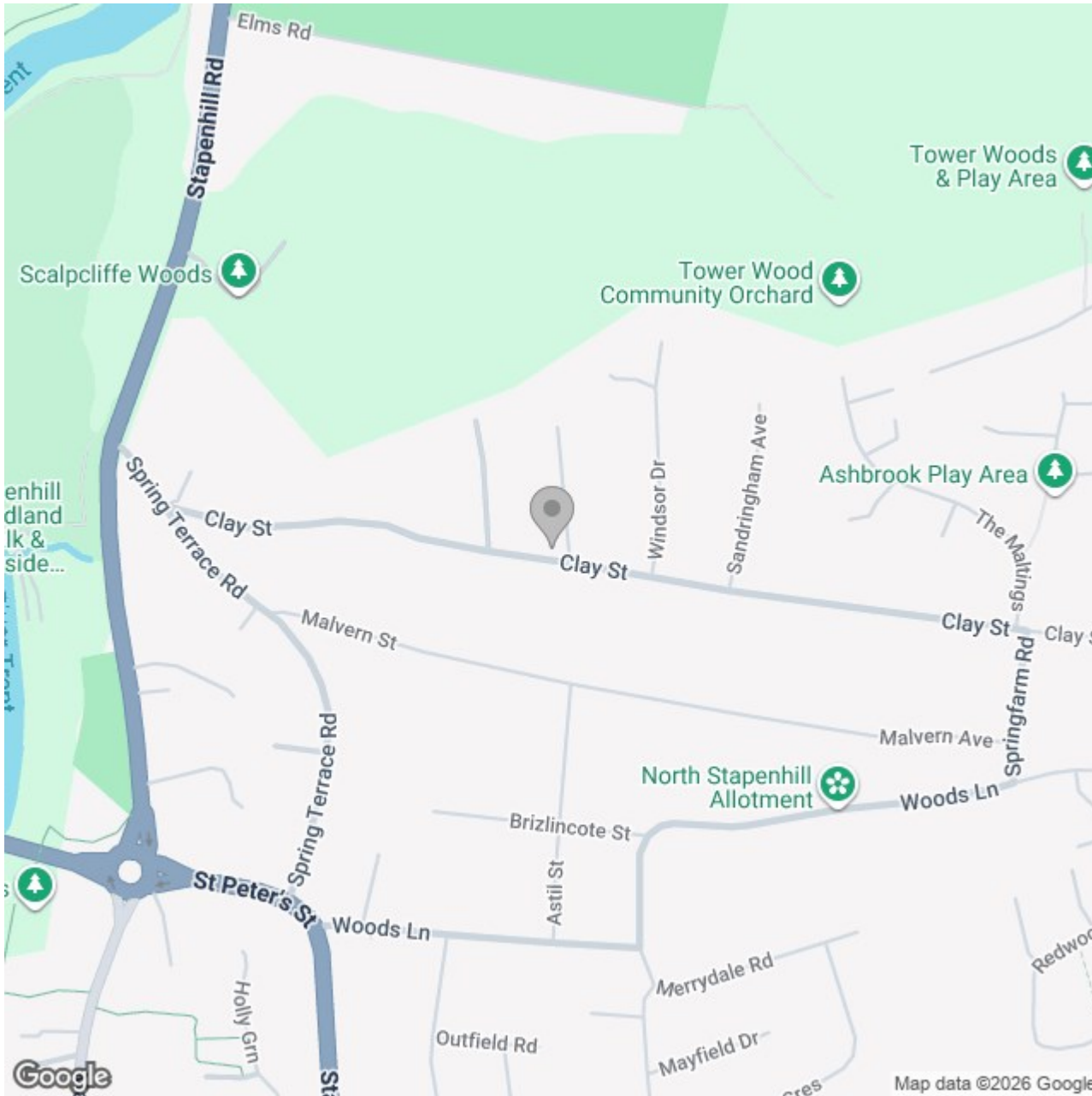
Reduced headroom

..... 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  |