





Situated on the gated Riverside Park in Burton-on-Trent, this three-bedroom park home occupies a pleasant position with open views over the river and surrounding greenery. Offering well-proportioned accommodation throughout, the property presents an opportunity for a buyer to update and personalise, with a practical layout and a sought-after setting within this established residential park.



Accommodation

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The property is accessed via an entrance door leading into the kitchen diner.

The living room is positioned to the rear of the home and offers a generous space with a feature fireplace and a large window overlooking the river, allowing for plenty of natural light and making the most of the outlook.

The kitchen is arranged separately and fitted with a range of wall and base units, work surface space, inset sink and drainer, and space for freestanding appliances. The kitchen leads through to a defined dining area, which offers space for a table and chairs and benefits from a window and door providing access to the outside, again enjoying views towards the river.

There are three bedrooms in total. The main bedroom is a double room with fitted storage, while the second bedroom is also a double. The third bedroom offers flexibility and could be used as a study, guest room or additional bedroom depending on requirements.

The bathroom is fitted with a suite comprising a bath with shower over, wash hand basin and WC.

Outside

Externally, the property benefits from surrounding garden space, arranged with a combination of paved and gravelled areas along with planted



borders. The outdoor space is designed for ease of maintenance and provides areas suitable for seating and general use.

A key feature of the property is its position backing onto the river, offering open views across the water and towards the surrounding greenery, creating a pleasant and relatively private outlook.

Off-street parking is available within the park.







Location

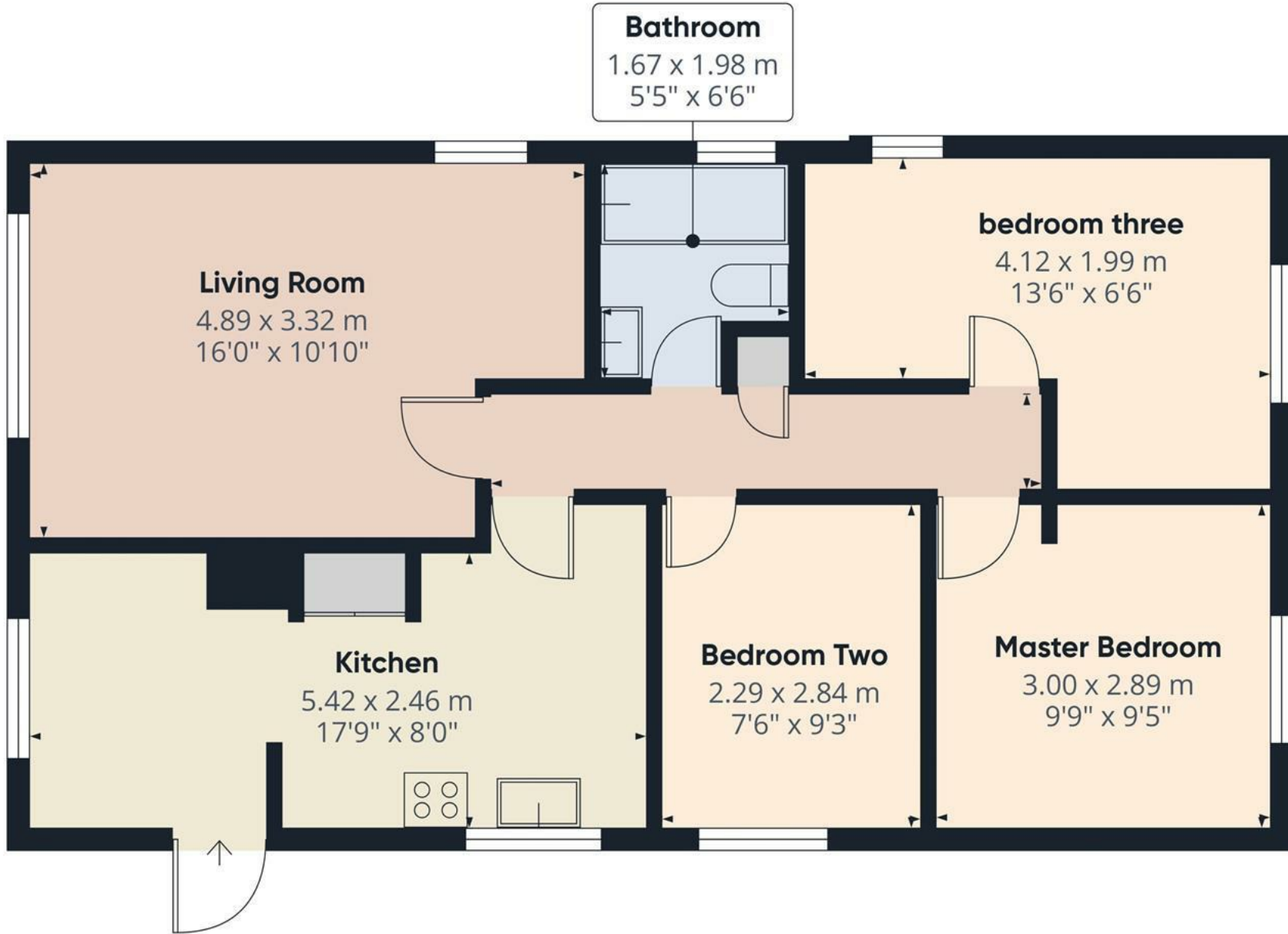
Riverside Park is a gated residential park home site located in Burton-on-Trent, offering a quieter setting while remaining conveniently placed for access to local amenities. Burton town centre provides a range of shops, supermarkets, healthcare facilities and leisure options, along with good transport links including the A38 connecting to Derby, Lichfield and surrounding areas.











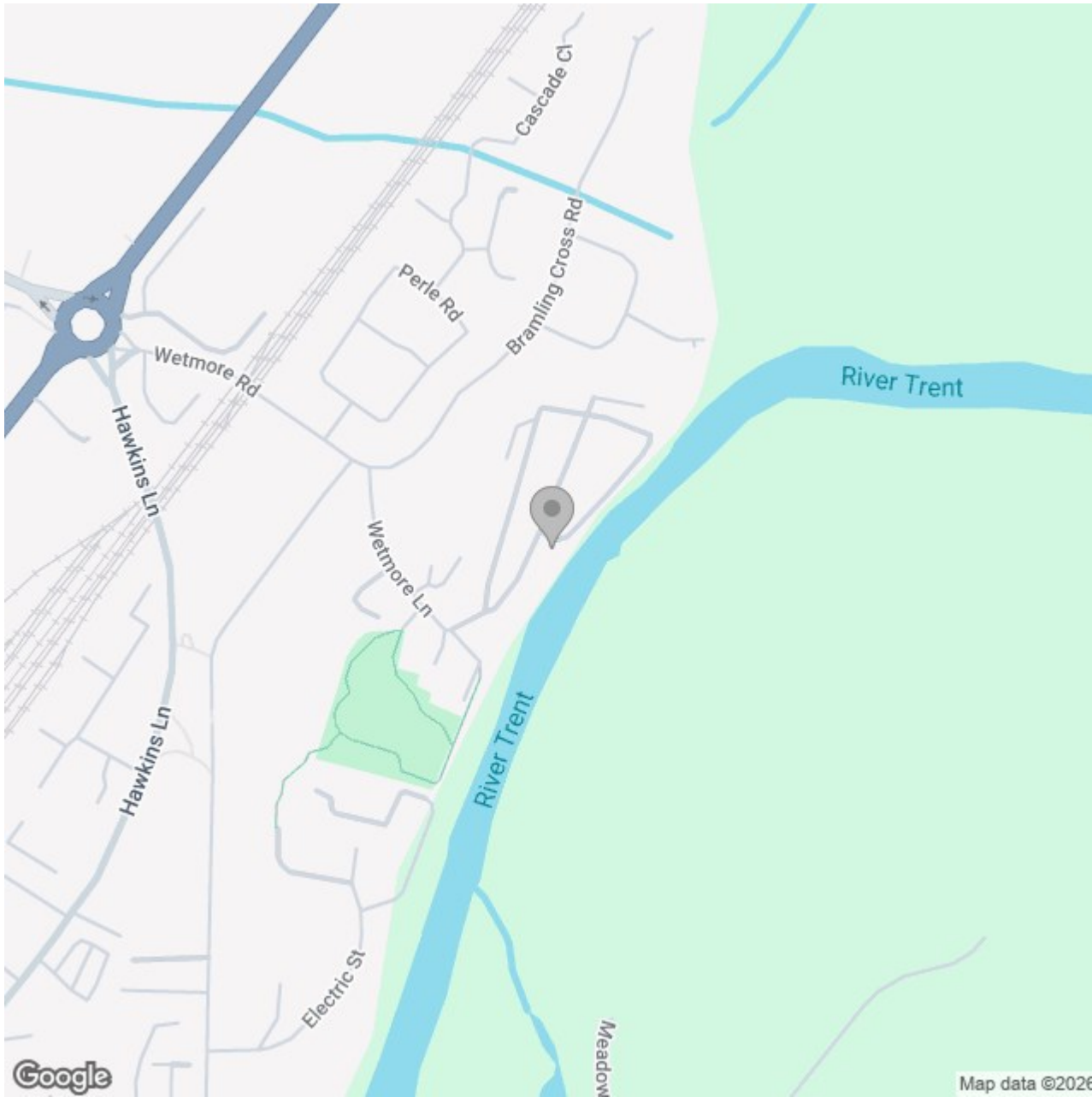
Approximate total area⁽¹⁾

61.2 m²
658 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.

GIRAFFE360



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	