





A beautifully presented four-bedroom detached home, positioned on a generous plot and benefiting from a double garage and driveway providing ample off-street parking. The property has undergone significant upgrading by the current owners, most notably within the kitchen, which now features stylish quartz worktops and a full range of integrated Neff appliances, creating a high-quality and contemporary finish as well as new carpets and flooring. The home offers spacious and well-balanced accommodation throughout, ideal for modern family living.



## Accommodation

### Ground Floor

The accommodation opens into a welcoming entrance hallway with stairs rising to the first floor and access to the principal ground floor rooms. The living room is an impressive space, enjoying a dual aspect with French doors opening onto the rear garden, and is centred around a contemporary built-in Evonic electric fireplace, creating a focal point to the room.

To the rear, the kitchen diner has been upgraded within the last two years and now provides a superb space ideal for both everyday living and entertaining. It is fitted with a range of modern units complemented by quartz work surfaces and a matching dining table. Integrated appliances include a full suite of Neff appliances, including a full-size fridge and freezer, oven, combi oven/microwave, warming drawer, dishwasher, and induction hob. A boiling and filtered water tap and integrated food disposal further enhance the practicality of the space. French doors lead out to the garden, allowing for a seamless indoor-outdoor connection.

A separate utility room continues the high-quality finish, offering additional storage, work surface space, and appliance provision, with external access to the side.

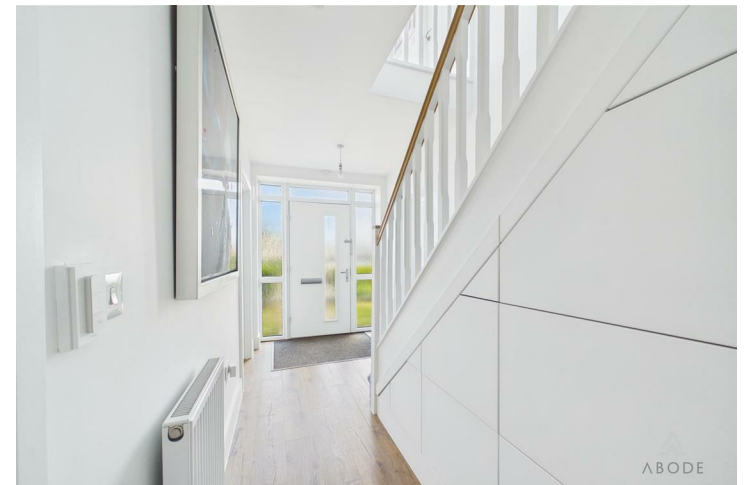
The ground floor also benefits from a dedicated study, fitted with a bespoke desk unit with quartz worktop and acoustic wood panelling, making it an ideal work-from-home environment. A WC

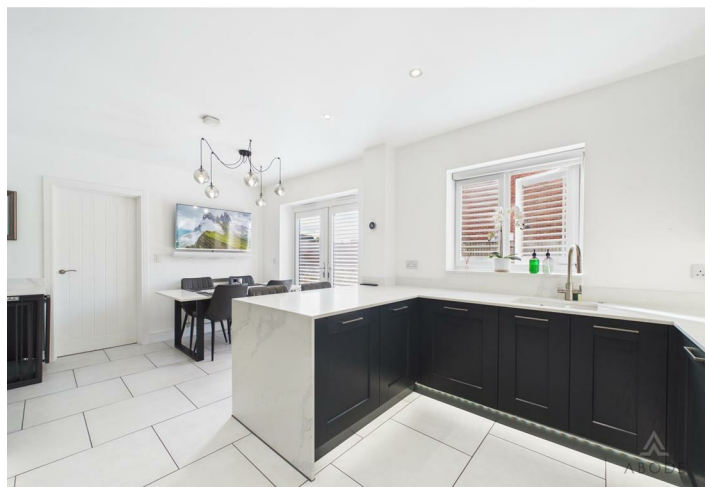


completes the ground floor accommodation.

### First Floor

The first floor landing provides access to four well-proportioned bedrooms and the family bathroom. The principal bedroom is a particularly generous room, featuring fitted wardrobes and a modern en-suite shower room.







Bedrooms two and three are both comfortable doubles, while the fourth bedroom offers flexibility for use as a bedroom, nursery, or additional office space.

The family bathroom is well-appointed, comprising a bath, separate shower, wash hand basin, and WC, finished in a clean and modern style.

#### Outside

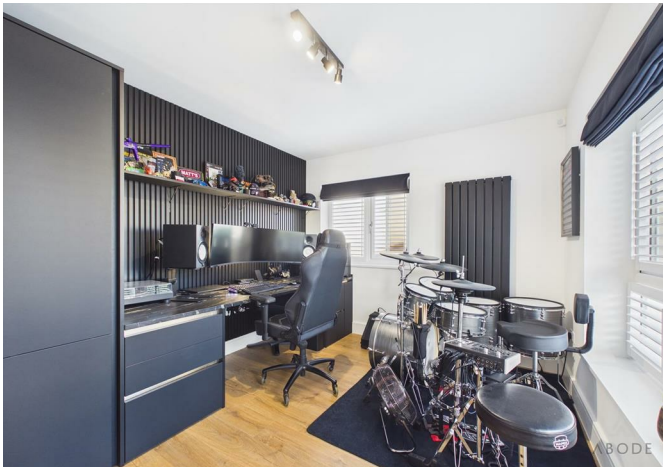
Externally, the property occupies a generous plot with a well-maintained rear garden, mainly laid to lawn with patio seating areas ideal for outdoor dining and entertaining. The garden is enclosed by fencing and walling, providing a good degree of privacy.

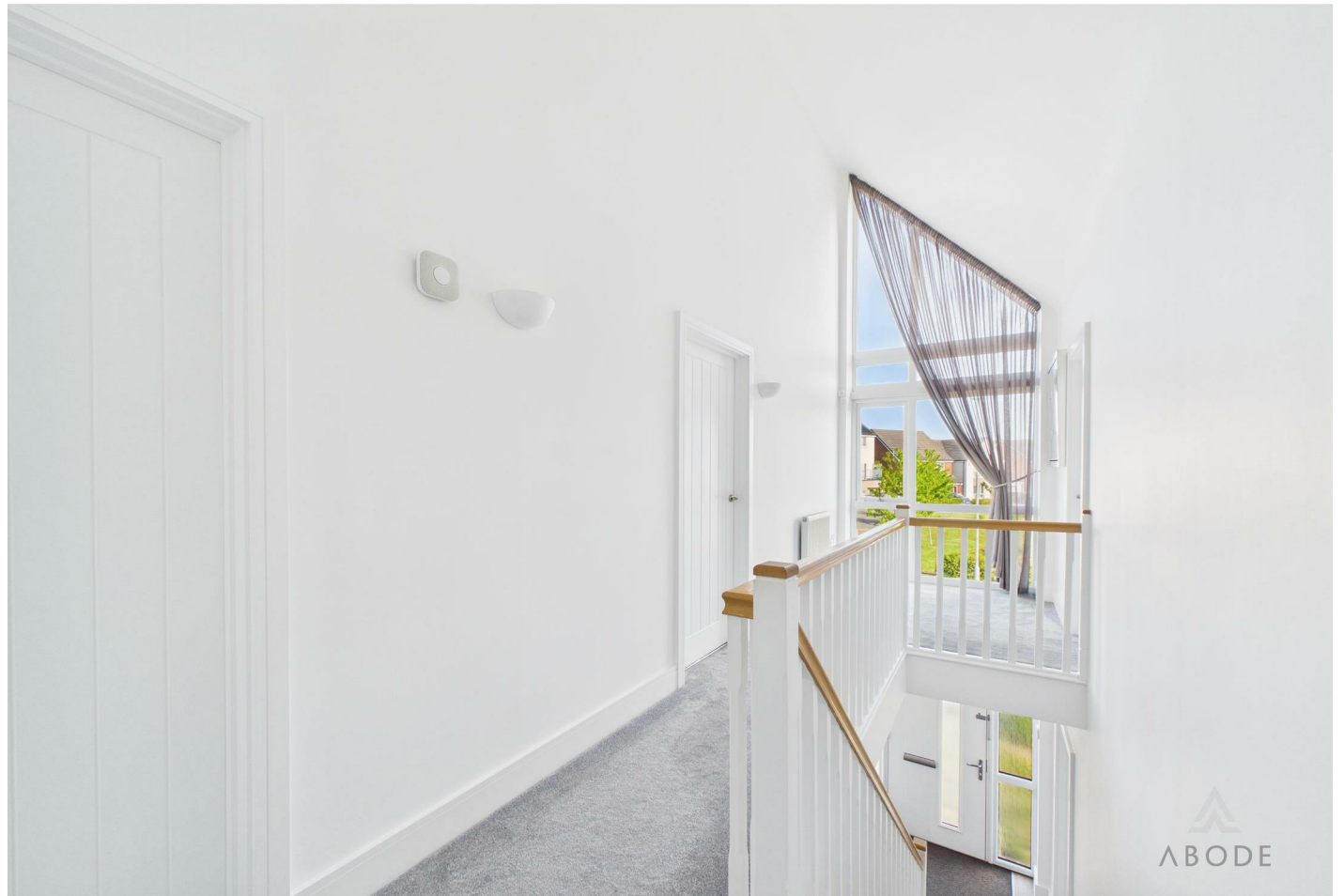
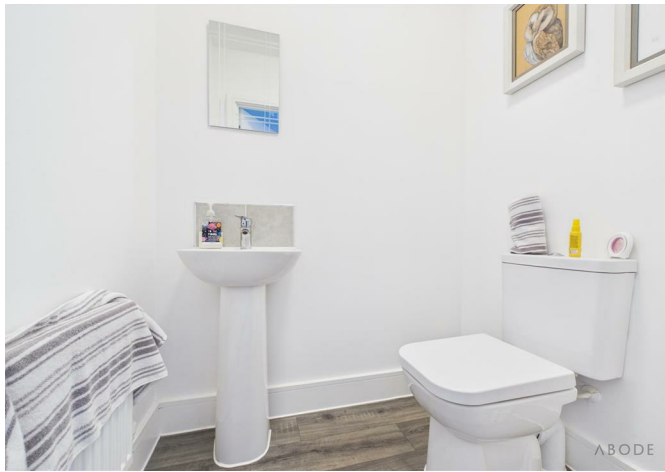


To the front, the property benefits from a double garage and a driveway providing ample off-street parking, a key feature for properties of this type.

#### Location

Situated within a popular modern development, the property is well placed for access to local amenities, schools, and transport links. The surrounding area offers a range of everyday conveniences, while nearby road networks provide easy access to Burton-on-Trent and beyond.

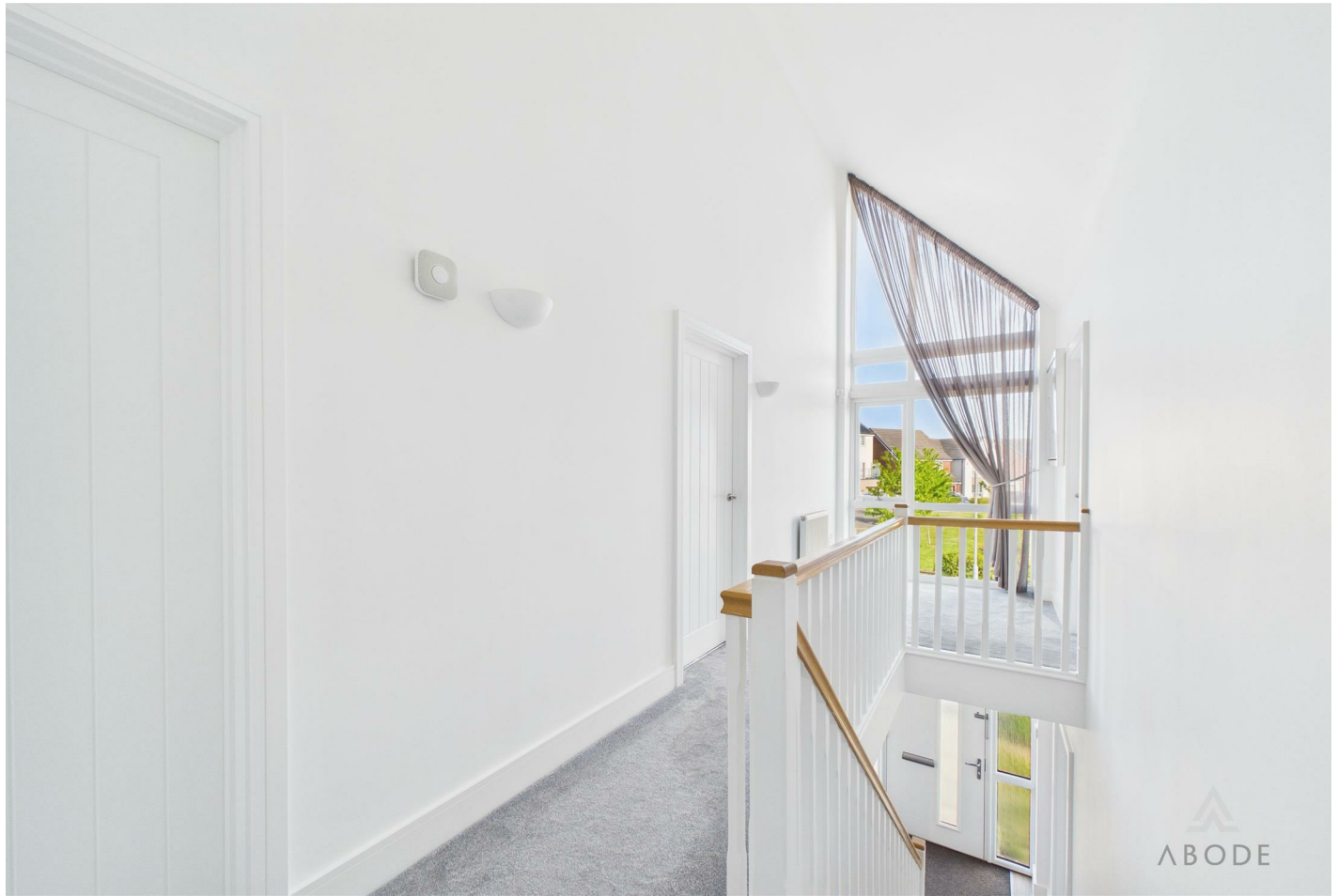
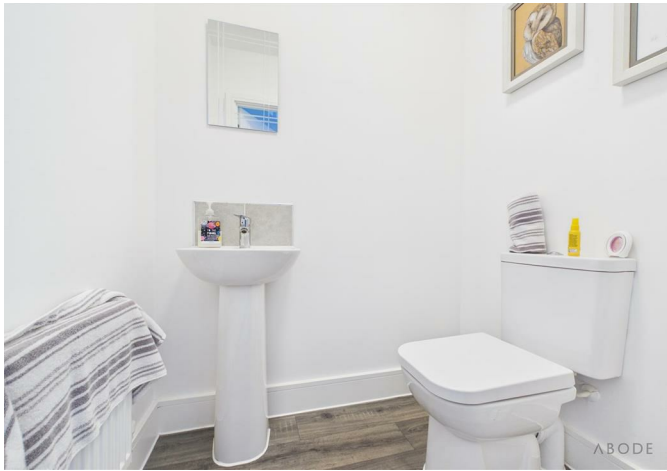














Floor 0



Floor 1



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

127.4 m<sup>2</sup>

1373 ft<sup>2</sup>

(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
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	