





A spacious and well-positioned Victorian terraced home set across three floors, offering versatile family accommodation within a popular part of Stapenhill. The property benefits from four bedrooms, including a master suite with en-suite, two reception rooms, a basement, and an impressive open-plan kitchen diner ideal for modern family living. Externally, the property enjoys an enclosed rear garden with multiple seating areas and a summer house with power and lighting, making it suitable for a variety of uses including a home office or gym.



## Accommodation

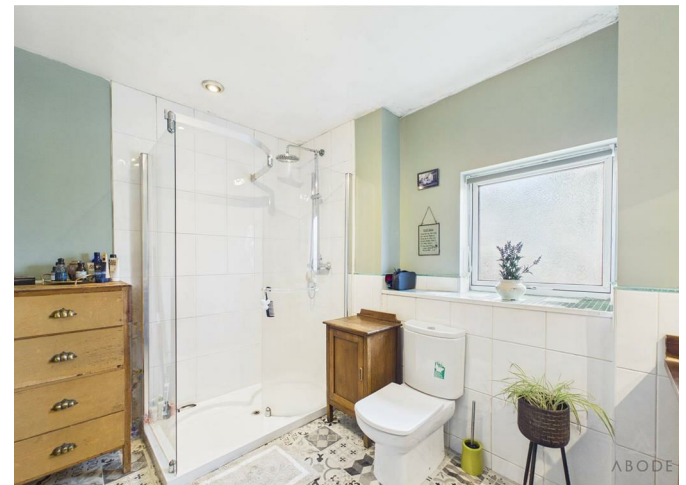
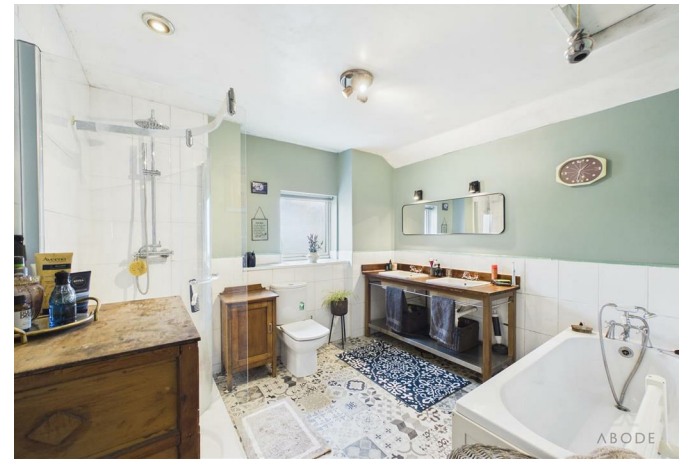
The accommodation begins with an entrance hallway leading through to the front reception room, featuring a bay window and offering an ideal living space. A second reception room sits to the rear aspect, creating a versatile snug, dining room or family room which leads into the kitchen, with additional utility space, providing ample room for both dining and day-to-day family living. Access from this area leads down into the basement, offering useful storage space.

To the first floor are two double bedrooms, a single bedroom along with the family bathroom. The second floor is dedicated to the master bedroom suite, benefitting from fitted storage and an en-suite.

Externally, the property has a low-maintenance frontage, whilst the rear garden has been arranged across different levels to create a practical and enjoyable outdoor space. A patio seating area leads up to a decked and lawned section, whilst to the rear of the garden is a summer house fitted with power and lighting, ideal for those working from home or requiring additional recreational space.

The property is situated within a well-regarded part of Stapenhill, conveniently positioned for a range of local amenities, schools, shops and transport links, with Burton-on-Trent town centre also within easy reach.











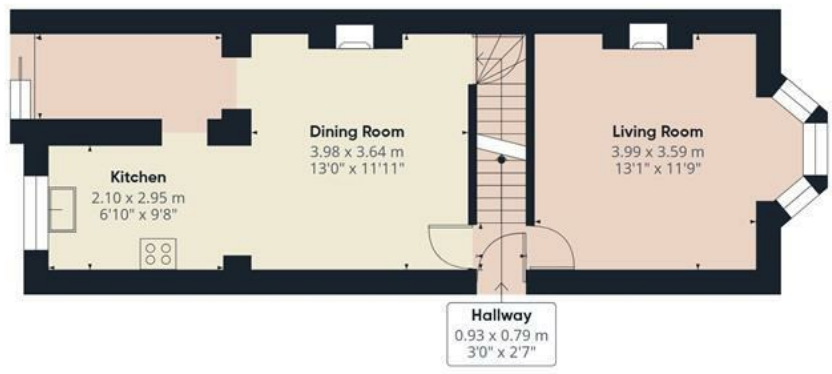




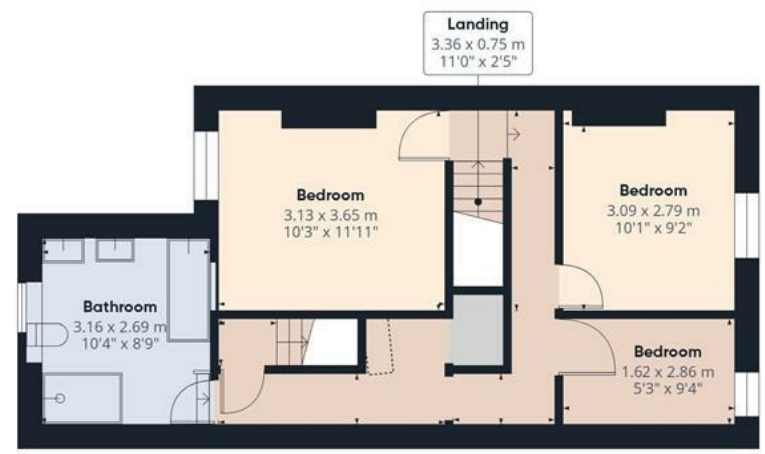




Floor -1



Floor 0



Floor 1



Floor 2

**Approximate total area<sup>m</sup>**  
135.4 m<sup>2</sup>  
1460 ft<sup>2</sup>

**Reduced headroom**  
0.4 m<sup>2</sup>  
4 ft<sup>2</sup>

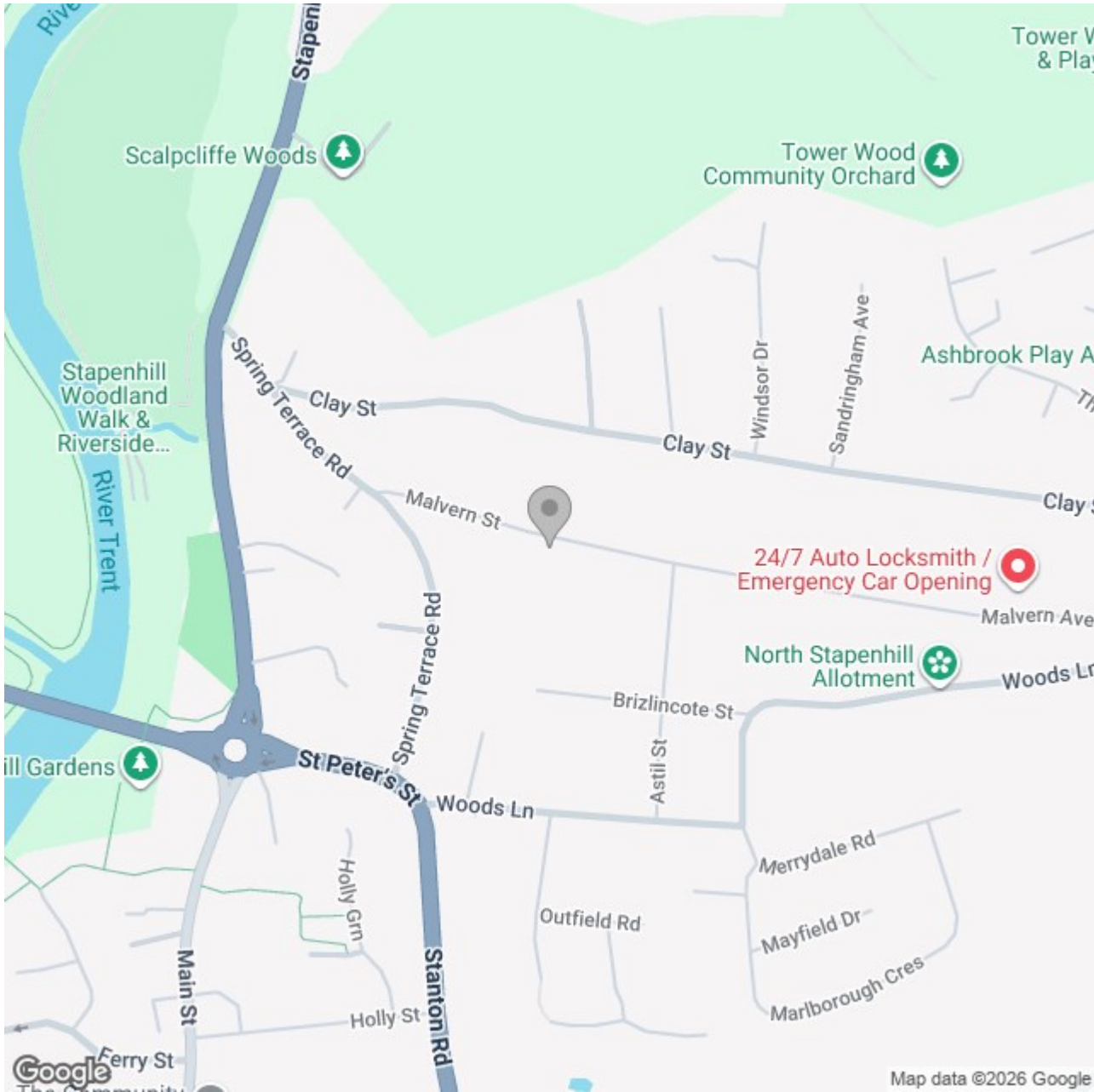
(1) Excluding balconies and terraces

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	