





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

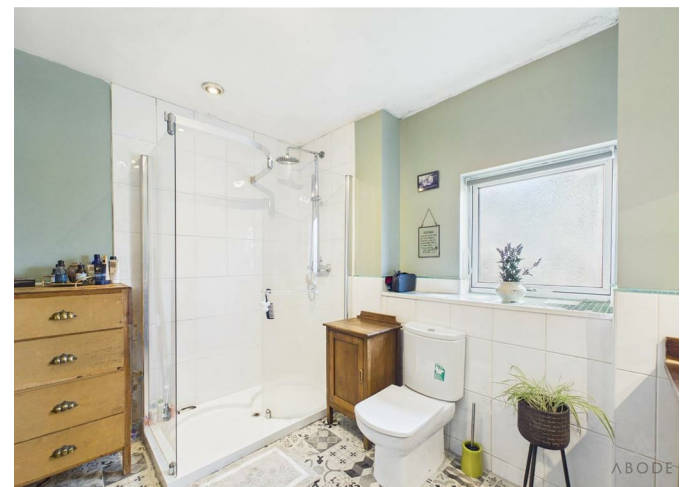
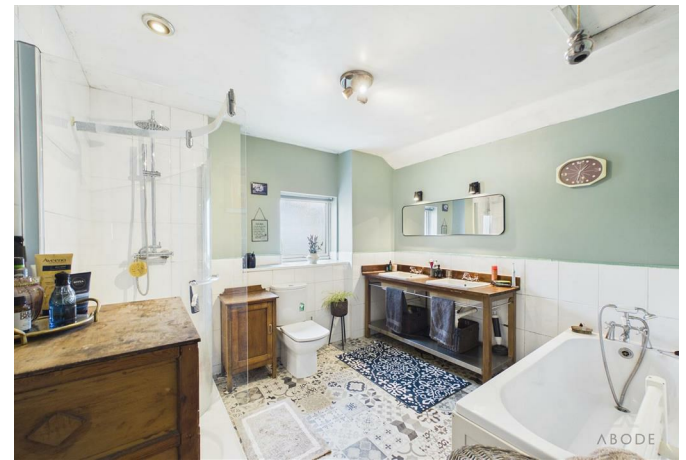
The accommodation begins with an entrance hallway leading through to the front reception room, featuring a bay window and offering an ideal living space. A second reception room sits to the rear aspect, creating a versatile snug, dining room or family room which leads into the kitchen, with additional 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.















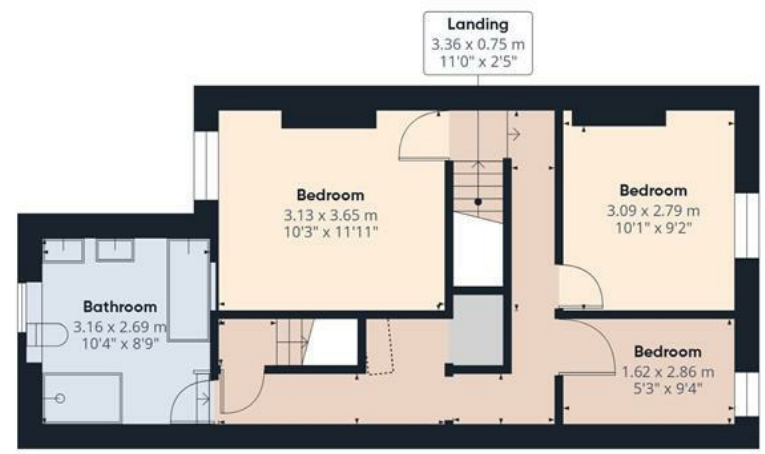
Floor -1



Floor 0

Approximate total area^m
135.4 m²
1460 ft²

Reduced headroom
0.4 m²
4 ft²



Floor 1

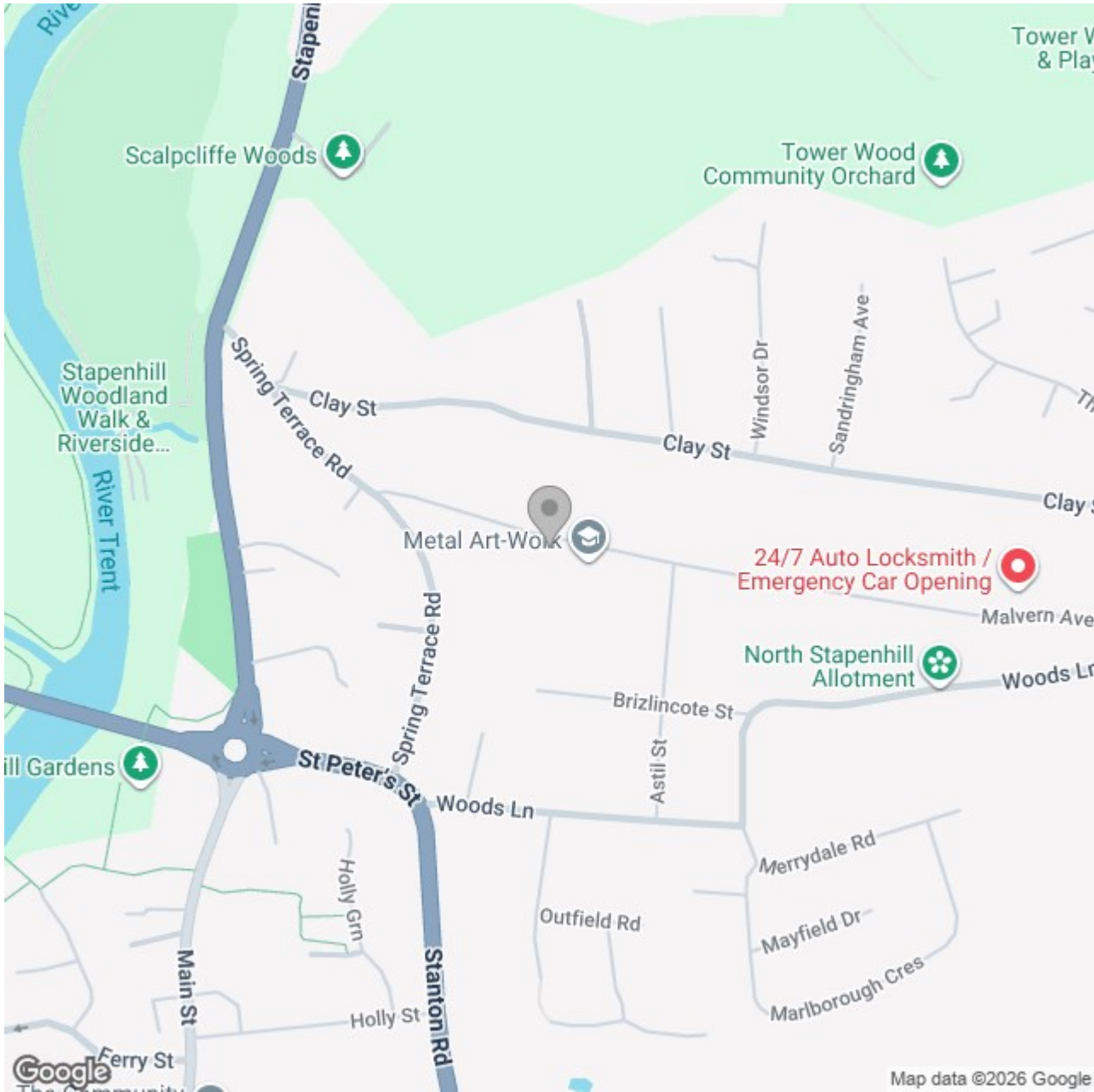


Floor 2

(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.



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	