





Situated within a popular residential development on Knight Drive, this well-presented four-bedroom detached family home offers spacious and thoughtfully arranged accommodation across two floors, complemented by an integral garage, generous driveway parking and a beautifully landscaped rear garden. The property has been well maintained by the current owners and is ideally suited to growing families seeking modern living space in a convenient location.



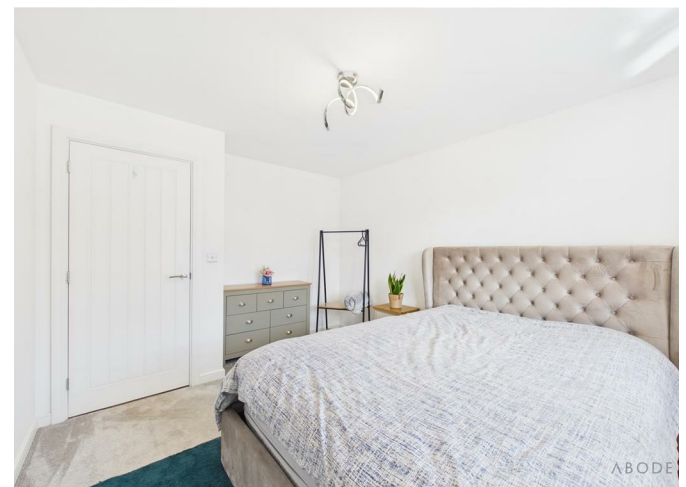
Accommodation

Ground Floor

Accommodation begins with an entrance hallway featuring stairs rising to the first floor and doors leading to the principal ground floor rooms. Positioned to the front elevation is the living room, a comfortable reception space centred around a contemporary media wall with integrated electric fireplace, creating an ideal setting for both everyday family living and entertaining.

To the rear of the property is the impressive kitchen diner, spanning the full width of the house and forming the heart of the home. Fitted with a range of shaker-style wall and base units complemented by preparation work surfaces, the kitchen incorporates an integrated oven, hob and extractor hood together with space for further appliances. The dining area enjoys an abundance of natural light courtesy of two skylights, rear-facing windows and French doors opening directly onto the garden, creating a seamless connection between indoor and outdoor living. A useful utility area then leads to a guest cloakroom/WC completing the ground floor accommodation.







First Floor

The first-floor landing provides access to four bedrooms and the family bathroom. The principal bedroom benefits from a contemporary en-suite shower room comprising a shower enclosure, wash hand basin and low-level WC.

Bedroom two is a generous double room overlooking the rear garden, whilst bedroom three provides a further well-proportioned bedroom. Bedroom four is currently utilised as a home office, demonstrating the flexibility of the accommodation, but could equally serve as a child's bedroom, nursery or study.



The family bathroom is fitted with a modern three-piece suite comprising a bath with shower over, wash hand basin and low-level WC, complemented by contemporary tiling and a heated towel rail.

Outside

To the front elevation, a substantial driveway provides off-street parking for multiple vehicles and leads to the integral garage. Gated side access leads through to the rear garden.

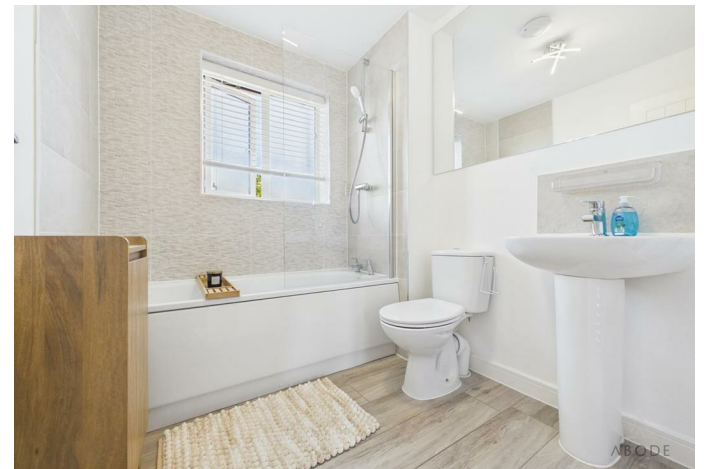
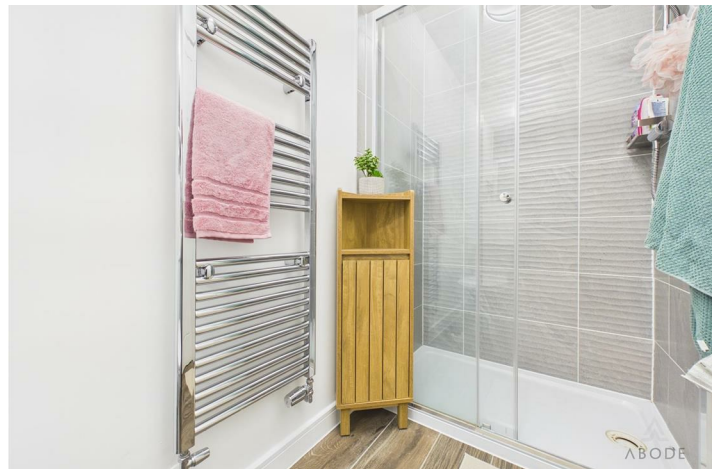
The rear garden has been attractively landscaped to create an excellent outdoor space for families and entertaining alike. Immediately adjacent to the property is a generous paved patio seating area, ideal for outdoor dining and summer gatherings. Beyond lies a well-maintained lawn enclosed by timber fencing and bordered by an array of mature trees, shrubs and ornamental planting, creating a colourful and established setting throughout the seasons.

Location

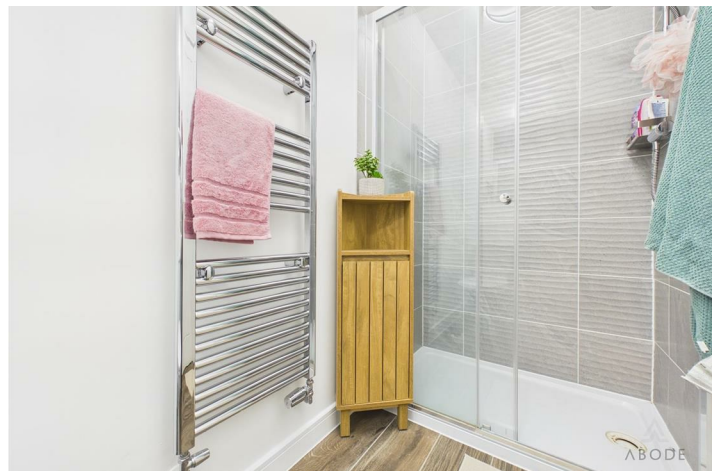
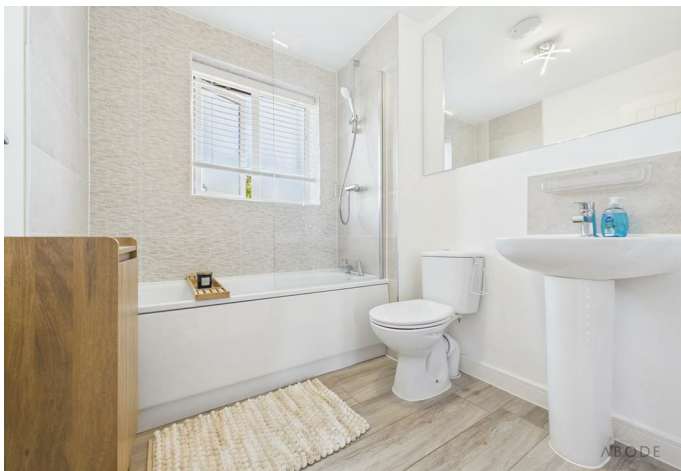
Knights Drive is conveniently positioned for access to a wide range of amenities available within Burton upon

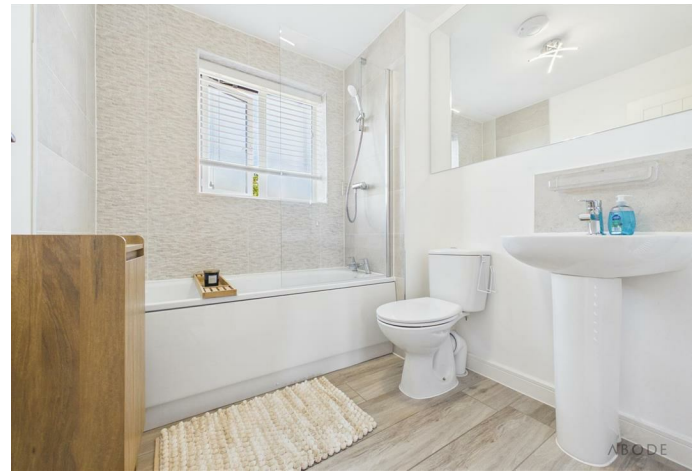
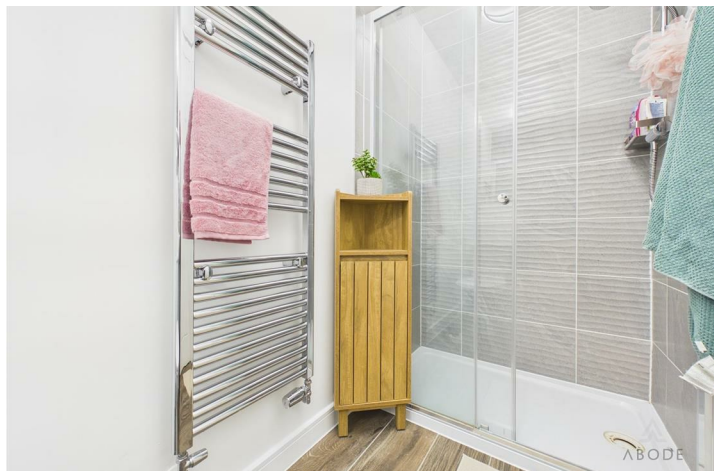
Trent, including supermarkets, shops, leisure facilities and healthcare services. The property is also well placed for a selection of highly regarded schools and benefits from excellent transport links via the A38, providing straightforward access to Derby, Lichfield, Birmingham and the wider Midlands motorway network.









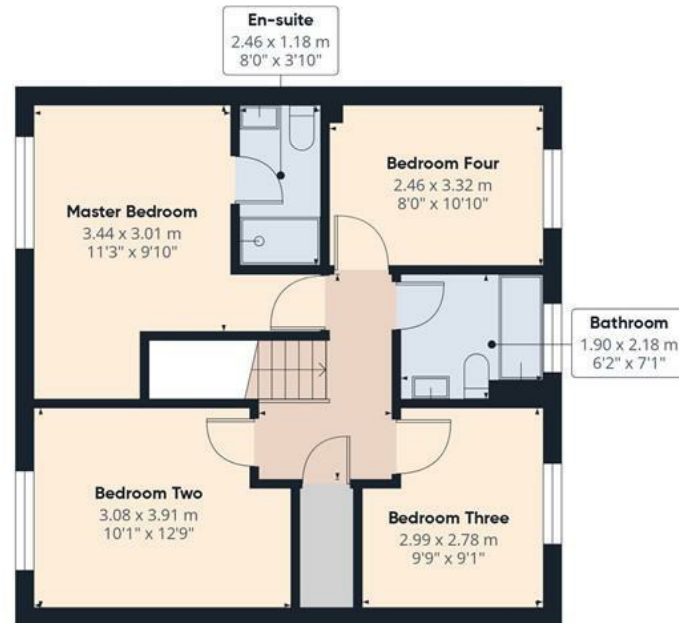




Floor 0

Approximate total area⁽¹⁾

117.7 m²
1267 ft²



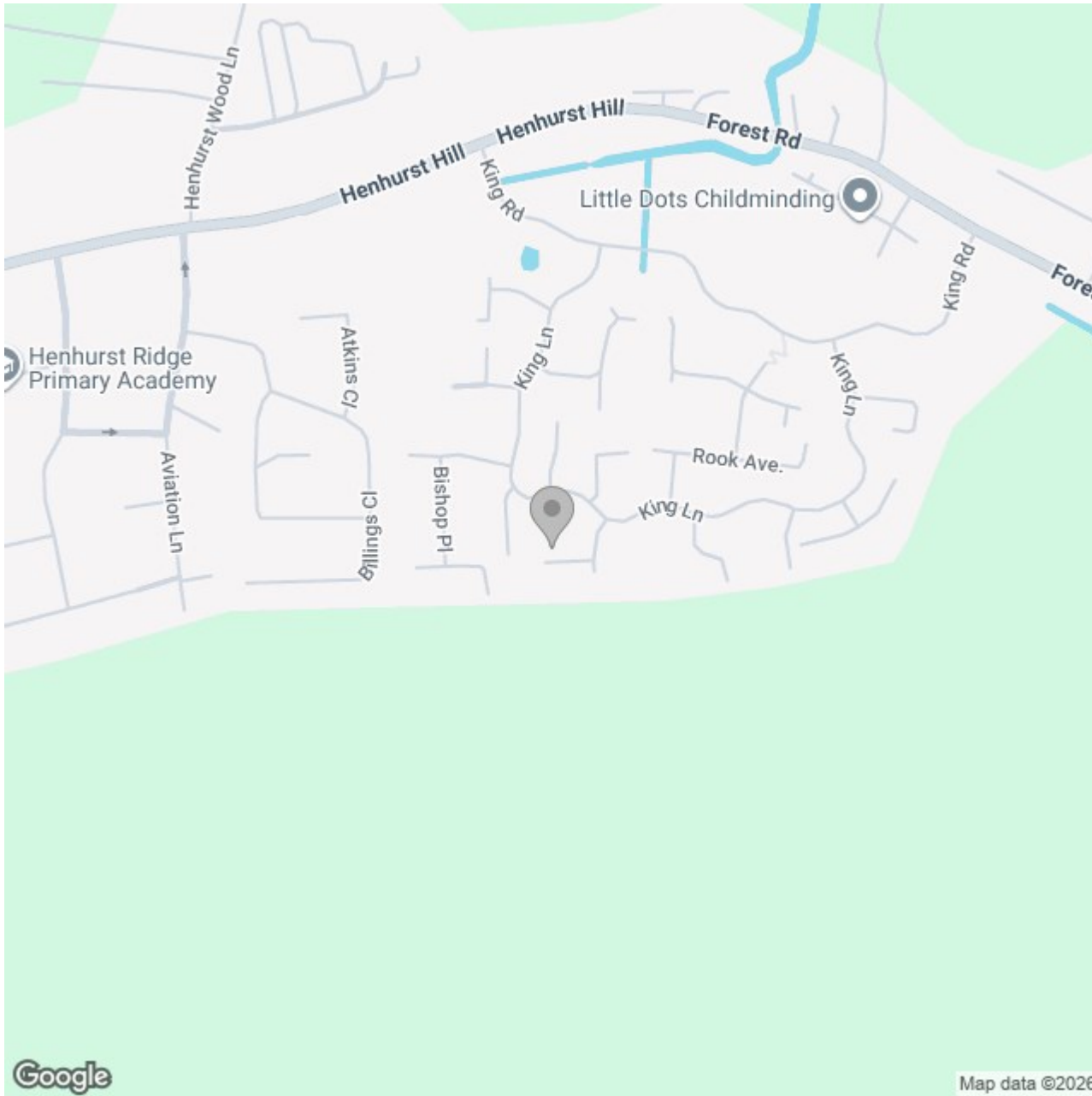
Floor 1

(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) A		94
(81-91) B	83	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	