





A three-bedroom detached dormer bungalow occupying an elevated position on the popular Denton Road in Burton-on-Trent. Offering versatile accommodation over two floors, the property benefits from a driveway, detached garage, mature gardens and is conveniently located close to Queen's Hospital, local amenities and transport links. The accommodation comprises a spacious living room, kitchen, dining room, ground floor bedroom and family bathroom, whilst the first floor offers two further double bedrooms and a shower room.



Accommodation

Ground Floor

The accommodation is entered via a UPVC front entrance door leading into the entrance hallway, which has stairs rising to the first floor, built-in storage cupboards and doors leading to the living room, kitchen, dining room, bathroom and ground floor bedroom.

The living room is a good-sized reception room with windows to both the front and side elevations, allowing plenty of natural light into the room. The room also features a fireplace and offers ample space for living room furniture.

The kitchen is fitted with a range of matching wall and base units with preparation work surfaces over, inset sink and drainer, appliance space, a window overlooking the rear garden and a door providing access outside.

The dining room is located off the hallway and offers space for a dining table and chairs.

Bedroom three is situated on the ground floor and is a well-proportioned room with a window to the front elevation.

The family bathroom is fitted with a three-piece suite comprising a bath, wash hand basin and low-level WC.

First Floor



The landing has doors leading to two double bedrooms and a shower room.

The main bedroom is a spacious double room with fitted wardrobes and a window overlooking the surrounding area.

Bedroom two is another double room with a window to the rear elevation.

The shower room is fitted with a shower enclosure, and







low-level WC.

Outside

To the front of the property is a driveway providing off-street parking and leading to the detached garage. The front garden is stocked with a variety of mature shrubs and planting.

The rear garden is arranged over different levels and comprises a paved patio area, steps leading to a lawned garden and a range of mature shrubs, hedging and flower beds.



Location

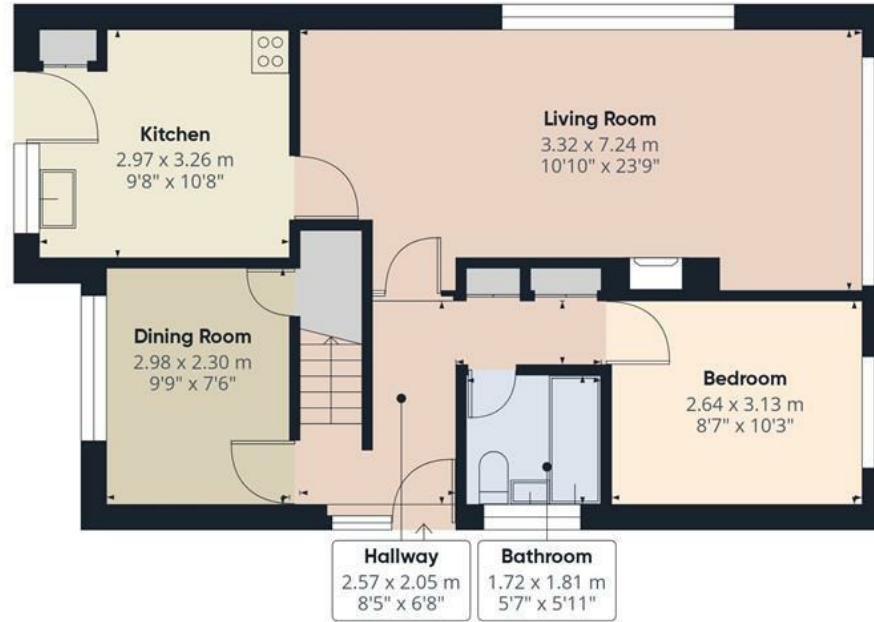
Denton Road is conveniently situated within Burton-on-Trent and offers easy access to Queen's Hospital, local shops, schools and everyday amenities. Burton town centre is within easy reach, whilst nearby road links provide access to the A38 connecting Derby, Lichfield and Birmingham.



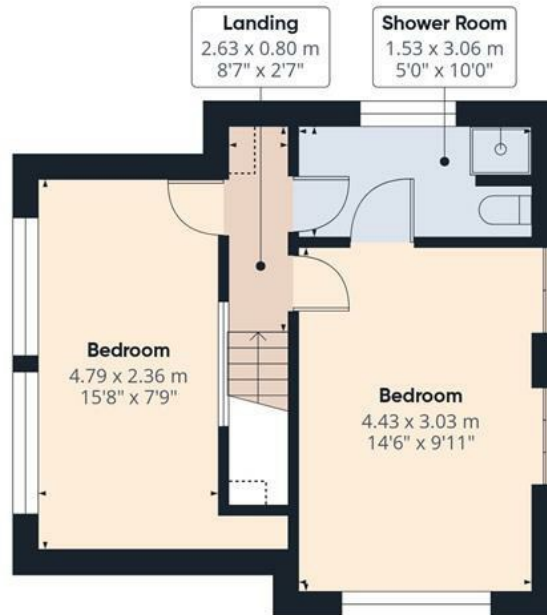








Floor 0



Floor 1



Approximate total area^m

90.9 m²

977 ft²

Reduced headroom

0.2 m²

2 ft²

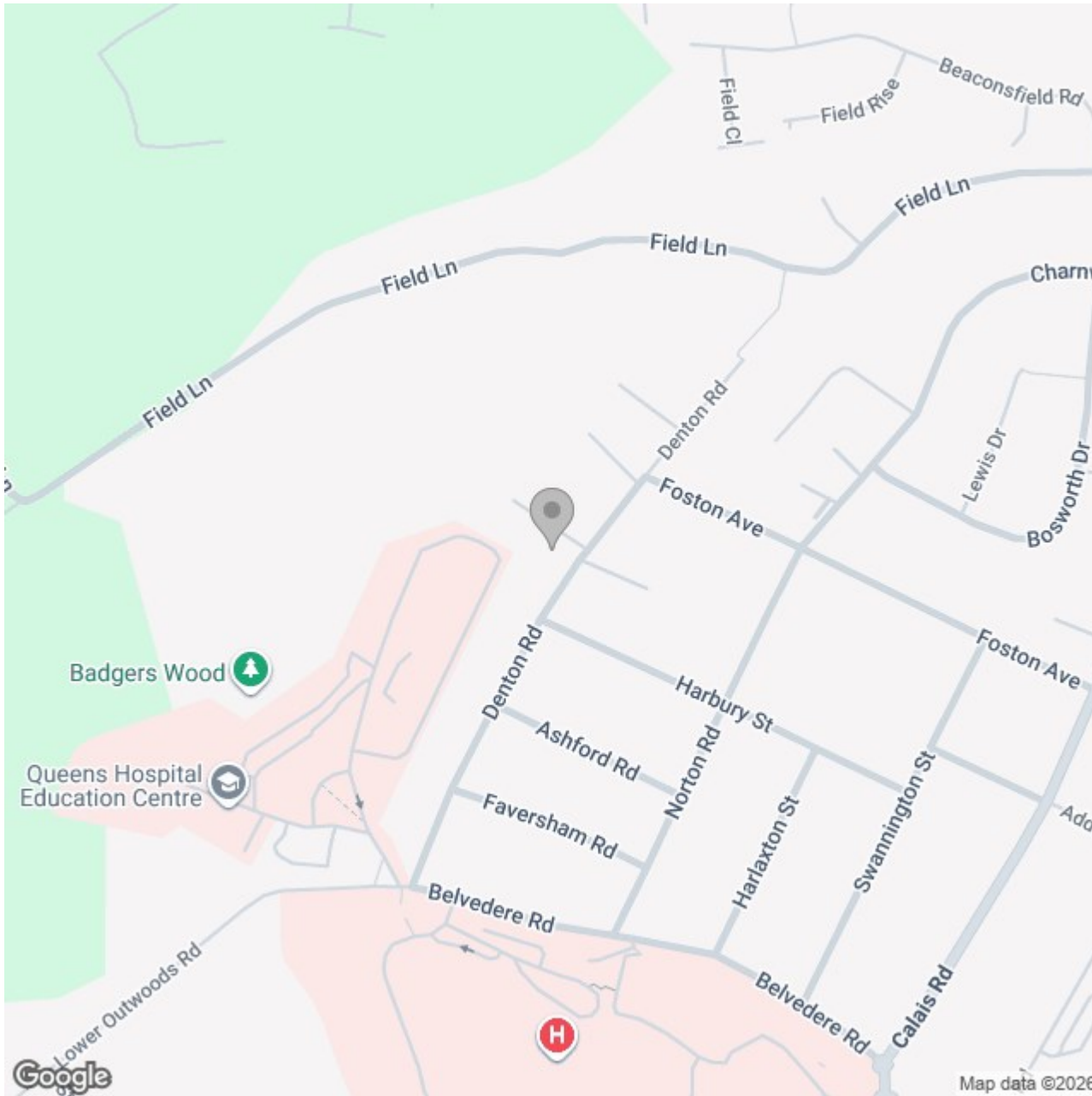
(1) Excluding balconies and terraces

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) A | | |
| (81-91) B | | |
| (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 |  |