ABODE
SALES & LETTINGS

Evershed Way, DEI4 3LY

Offers Over £200,000

https://www.abodemidlands.co.uk

Offered to the market with no upward chain, this substantial four-bedroom modern townhouse provides spacious and versatile accommodation arranged over three floors. Conveniently positioned within easy reach of Burton town centre and the train station, the property also benefits from an enclosed rear garden, a single garage and allocated parking, making it an excellent choice for families, commuters or those seeking flexible living space.

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Measurements

Ground Floor

* Entrance Hall
* Guest Cloakroom
* Lounge – 4.45m x 4.14m (14’7” x 13’7”)
* Kitchen – 3.18m x 2.99m (10’5” x 9’10”)

First Floor

* Bedroom One – 4.45m x 3.33m (14’7” x 10’11”)
* Bedroom Two – 4.45m x 2.46m (14’7” x 8’1”)
* Family Bathroom

Second Floor

* Bedroom Three – 4.46m x 2.77m (14’8” x 9’1”)
* Bedroom Four – 4.45m x 3.35m (14’7” x 11’0”)
* En-Suite Shower Room

Accommodation

Ground Floor

The accommodation begins with an entrance hall giving access to a guest cloakroom and staircase to the upper floors. The generous lounge enjoys French doors opening onto the rear garden, creating a bright and welcoming living space. The fitted kitchen offers a range of base and wall units, integrated oven with gas hob, appliance space and a window overlooking the front aspect.

First Floor

The first-floor landing provides access to two well-proportioned bedrooms and the family bathroom.

The principal bedroom features double doors opening onto a Juliet balcony, while the second bedroom overlooks the rear garden. Completing this floor is the family bathroom, fitted with a bath incorporating a shower over, wash hand basin and WC.

Second Floor

The second floor offers two further bedrooms, providing excellent flexibility for growing families, guests or those working from home. One bedroom enjoys a Juliet balcony

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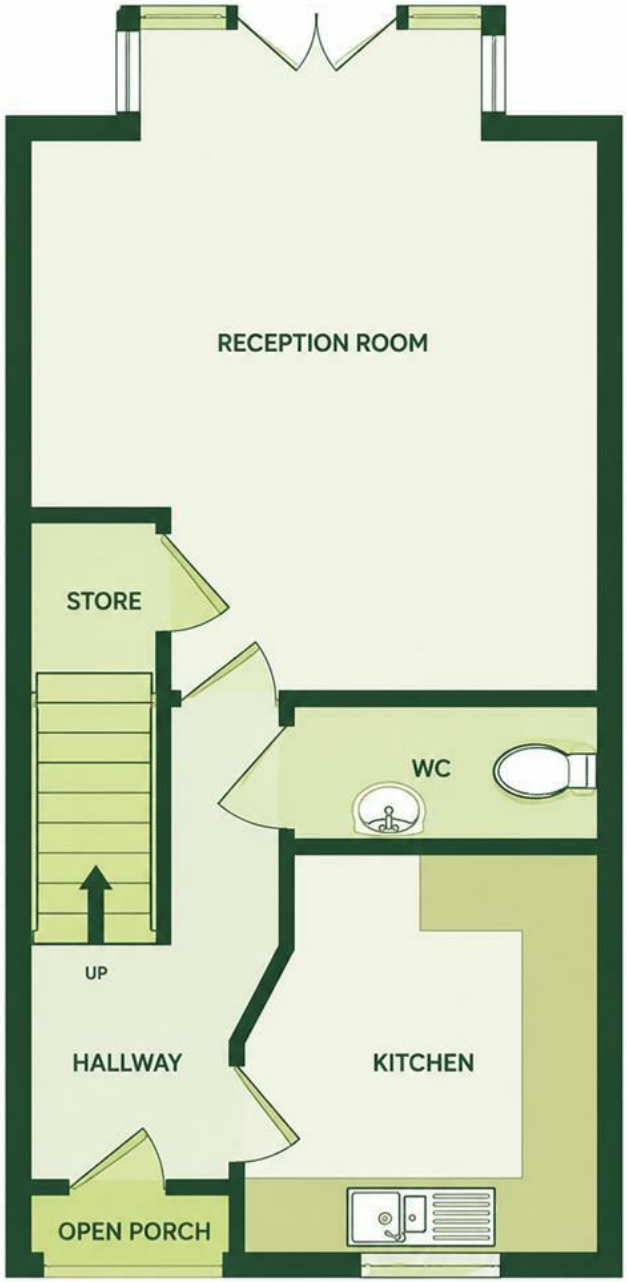
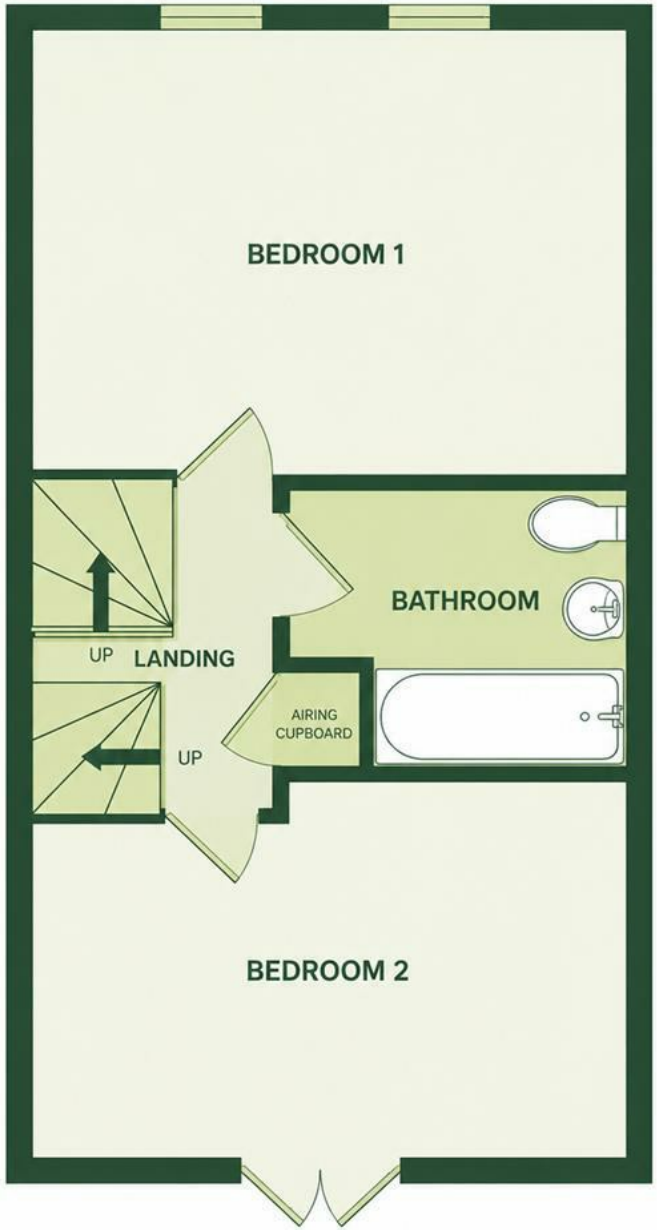
56

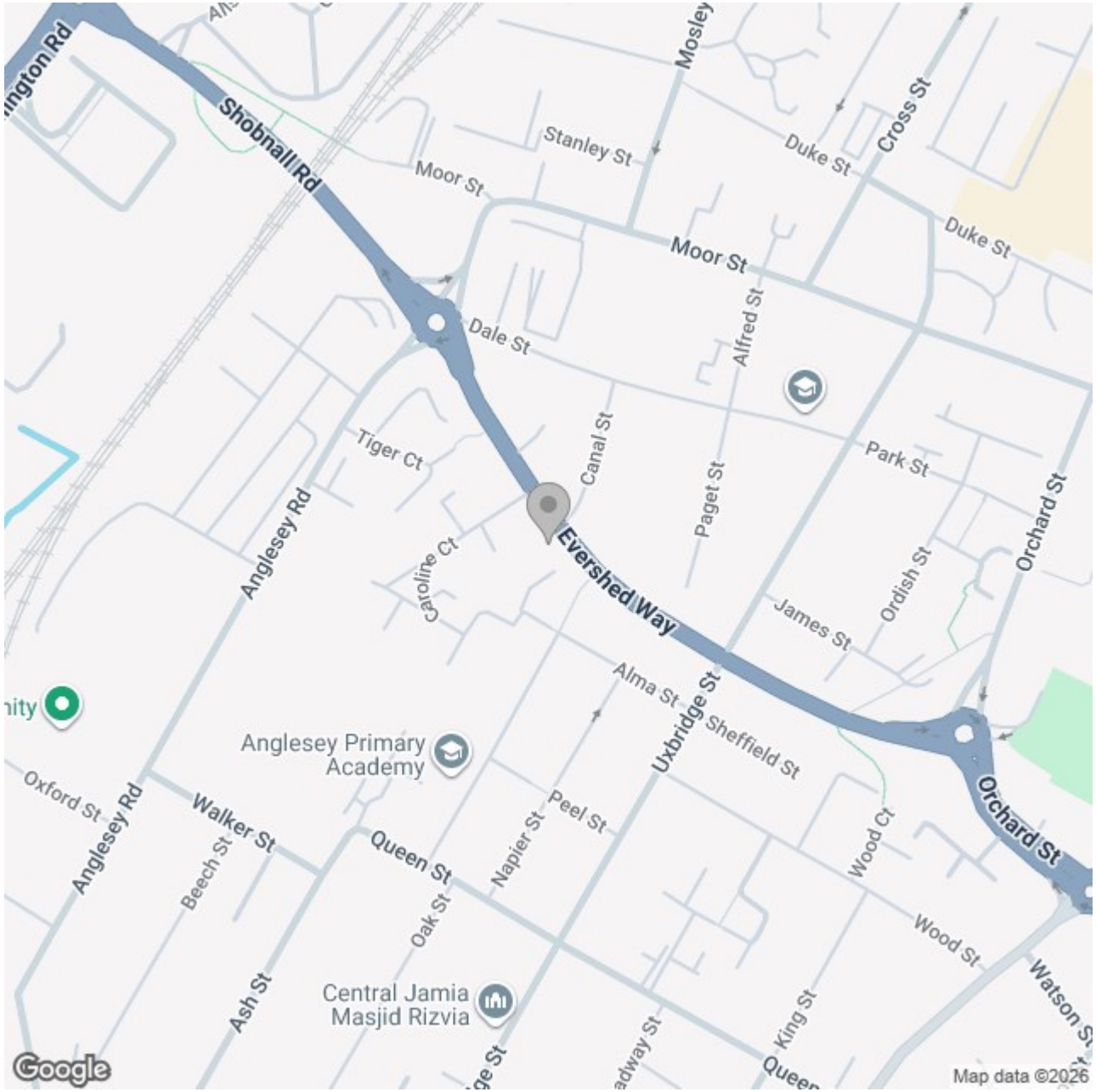
to the front, whilst the other overlooks the rear garden. An en-suite shower room serves this floor.

Outside

To the front is a small fore garden, while the enclosed rear garden has been designed for low maintenance with a patio seating area, artificial lawn and additional stone seating area. A pedestrian gate provides access to the rear, where a single garage is located within a nearby garage block, together with allocated parking.


RECEPTION ROOM
STORE
WC
UP
HALLWAY
KITCHEN
OPEN PORCH


BEDROOM 1
BATHROOM
UP
LANDING
AIRING
CUPBOARD
UP
BEDROOM 2



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

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