





Having undergone an extensive programme of renovation, remodelling and extension, this exceptional four-bedroom detached family home offers a superb blend of contemporary living space, high-quality fixtures and beautifully landscaped gardens. Occupying a generous plot on Tower Road, the property has been thoughtfully redesigned to create a stunning open-plan kitchen diner spanning the full width of the rear elevation, complete with a substantial granite-topped island, premium fitted cabinetry, roof lantern and bi-folding doors opening directly onto the landscaped gardens. Arranged over three floors, the accommodation includes four well-proportioned bedrooms, two stylish shower rooms, a spacious living room, utility room, guest WC, half-length integral garage and a luxurious principal suite occupying the entire second floor. Outside, the property is equally impressive, boasting extensive parking to the front, including an in and out driveway, and a beautifully landscaped rear garden designed for both relaxation and entertaining.



Accommodation

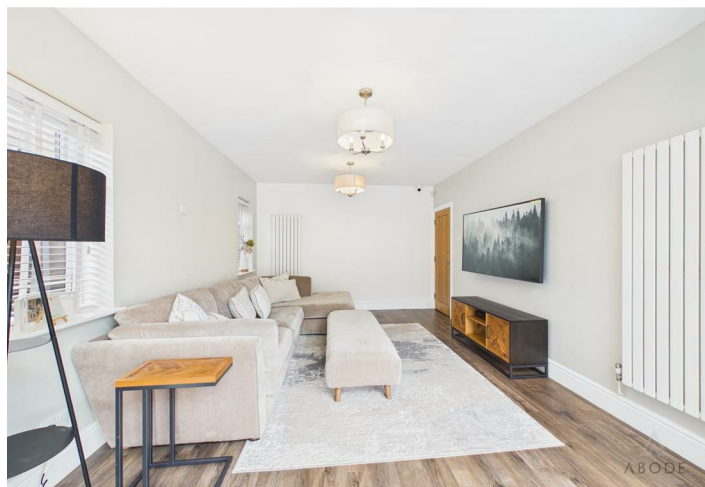
Accommodation begins via the entrance porch which leads into a welcoming reception hallway with stairs rising to the first floor and doors leading to the principal ground floor accommodation. Positioned to the front elevation is the first living room, offering a comfortable reception space with ample room for sofas and associated furniture.

The heart of the home is undoubtedly the impressive open-plan kitchen diner and family living space. The kitchen has been fitted with an extensive range of shaker-style wall and base units complemented by granite work surfaces and a substantial central island providing breakfast seating. Integrated appliances include twin ovens, and the kitchen further benefits from a boiling hot water tap and integrated wine fridge. The dining area enjoys an abundance of natural light from the large roof lanterns and bi-folding doors opening onto the rear garden, creating an ideal space for both everyday family living and entertaining.

Located off the kitchen diner is a second living room, creating an additional reception space which seamlessly complements the open-plan layout whilst remaining distinct from the dining and kitchen areas.

A useful utility room provides further storage and appliance space whilst also giving access to the rear garden. There are also two ground floor WC facilities. The garage benefits from an electric roller garage door and provides useful storage space.







First Floor

The first-floor landing provides access to three well-proportioned bedrooms and a beautifully appointed shower room.

Bedroom two is an impressive double bedroom with ample space for a range of freestanding furniture. Bedroom three is another generous double room, whilst bedroom four is currently utilised as a child's bedroom and would also lend itself well to use as a home office if required.

Serving these bedrooms is a stylish contemporary shower room fitted with a modern suite comprising a walk-in shower enclosure, wash hand basin with vanity storage, low-level WC, heated towel rail and attractive tiling.



Second Floor

Occupying the entire second floor is a superb principal suite creating a luxurious private retreat away from the remainder of the accommodation. The bedroom itself is exceptionally spacious and benefits from French doors opening onto a Juliette balcony overlooking the rear garden, together with extensive floor space for bedroom furniture and seating areas.

The suite is complemented by a beautifully finished shower room incorporating a walk-in shower enclosure, wash hand basin with vanity storage, low-level WC, heated towel rail and contemporary tiling.



Outside

The property occupies an attractive plot with a recently improved frontage benefiting from a newly installed driveway providing extensive off-street parking and access to the garage. Gated side access leads to the rear garden.

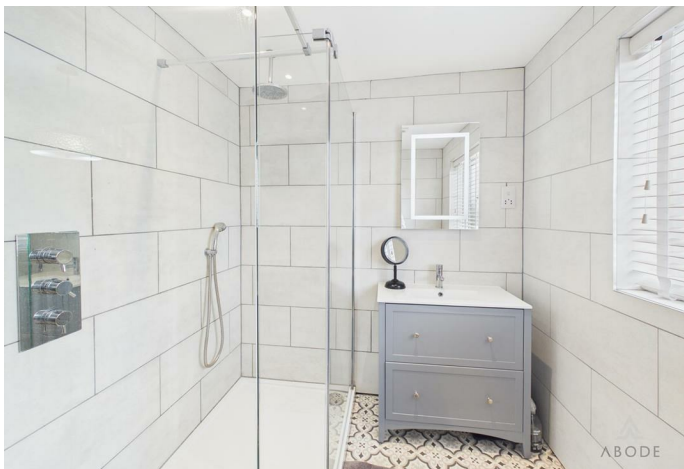
The rear garden has been thoughtfully landscaped to create an exceptional outdoor entertaining environment. A substantial porcelain patio extends across the rear of the property with steps leading down to a well-maintained lawn flanked by established planting borders. To the rear of the garden is an impressive covered entertaining area complete with a timber BBQ canopy, seating area and fire pit canopy, all of which are included within the sale. The garden provides an excellent degree of privacy and offers a superb setting for both family enjoyment and entertaining guests.

Location

Tower Road is a well-regarded residential address within Burton-on-Trent, Staffordshire, offering convenient access to a range of local amenities, shops, supermarkets and leisure facilities. Burton town centre is within easy reach, whilst excellent road links provide access to the A38, A50 and M1 motorway network. The area is also well served by schooling for all ages and benefits from regular public transport links, making it a popular location for families and commuters alike.











Floor 0



Floor 1



Floor 2



Approximate total area^m
198 m²
2132 ft²

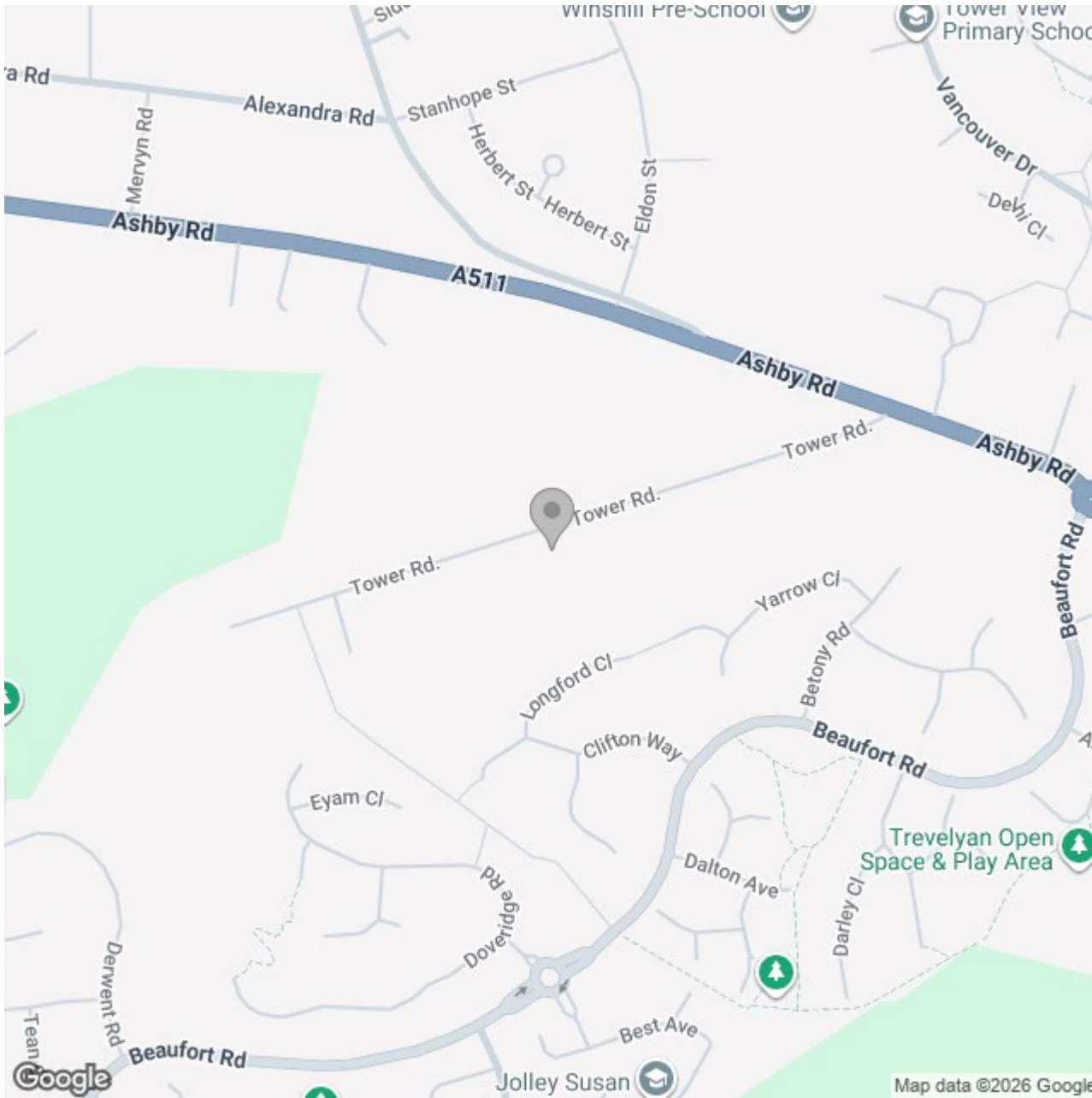
Reduced headroom
1.1 m²
12 ft²

(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	