





A CHARMING AND SPACIOUS TWO-BEDROOM SEMI-DETACHED HOME, offering two generous reception rooms, a well-appointed kitchen, two double bedrooms and a sizeable rear garden. Positioned on Victoria Crescent in Burton upon Trent, the property combines traditional character with comfortable, well-presented accommodation and is ideal for first-time buyers, couples or investors.



Accommodation

The accommodation opens with a welcoming entrance hall, where a traditional staircase and turned balustrade provide an attractive introduction to the home. To the front is a bright and spacious living room, featuring a walk-in bay window and a character fireplace which creates a natural focal point.

The separate dining room provides ample space for both dining and relaxed seating, with a further feature fireplace adding to the room's traditional appeal. From here, access leads into the kitchen, which is fitted with a range of white wall and base units, contrasting work surfaces and tiled splashbacks. There is space for a freestanding cooker, washing machine and fridge freezer, together with a useful breakfast bar and a door opening onto the rear garden.

The first floor is arranged around an unusually spacious split-level landing. There are two well-proportioned double bedrooms, both offering plenty of room for freestanding furniture and retaining attractive character features, including stripped timber doors and decorative fireplaces.

Completing the first-floor accommodation is a separate WC and a generous bathroom fitted with a freestanding roll-top bath, pedestal wash basin and separate shower enclosure. Timber flooring, panelled walls and traditional fittings complement the style of the property.

Outside, the home is set behind a mature hedge,



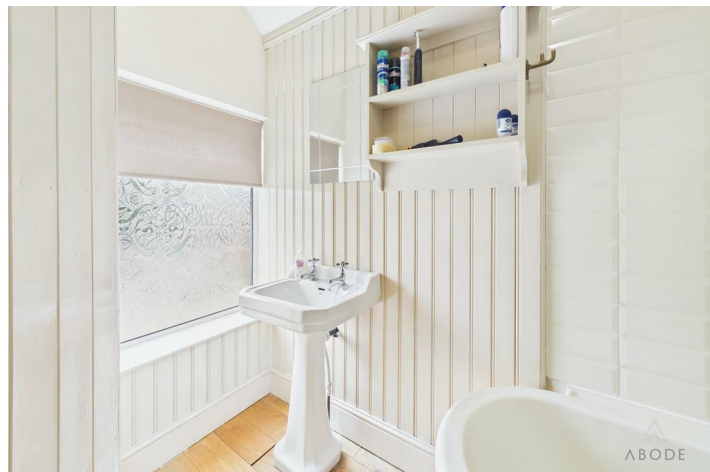
with gated side access leading to the rear. The sizeable and enclosed garden is predominantly laid to lawn, with paved seating areas, fenced boundaries and a timber storage shed.

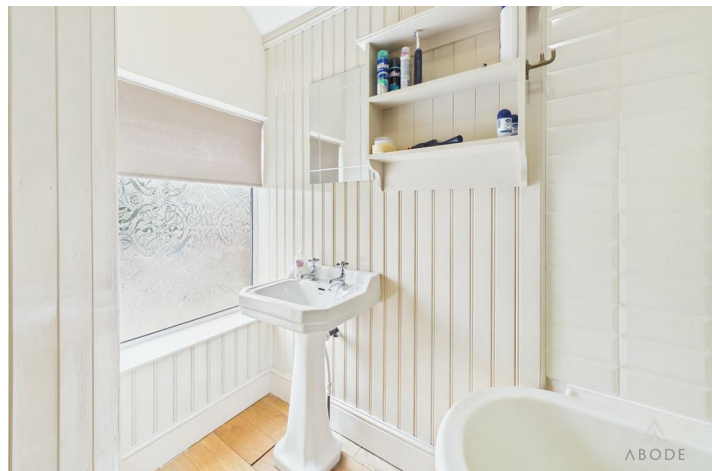
A characterful home with excellent room proportions and a substantial garden, conveniently positioned for Burton town centre and its wide range of everyday amenities. Viewing is highly recommended to appreciate the space and charm on offer.



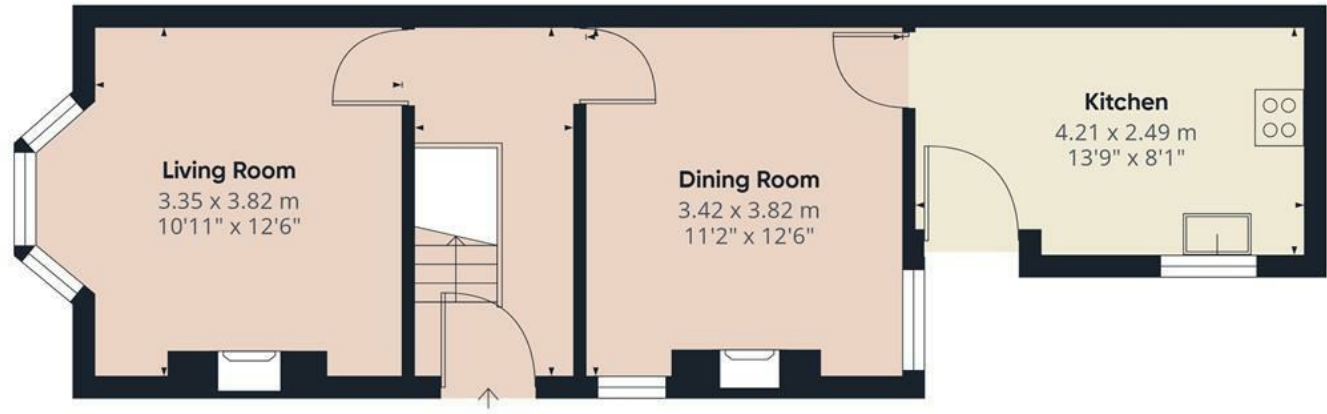












Floor 0



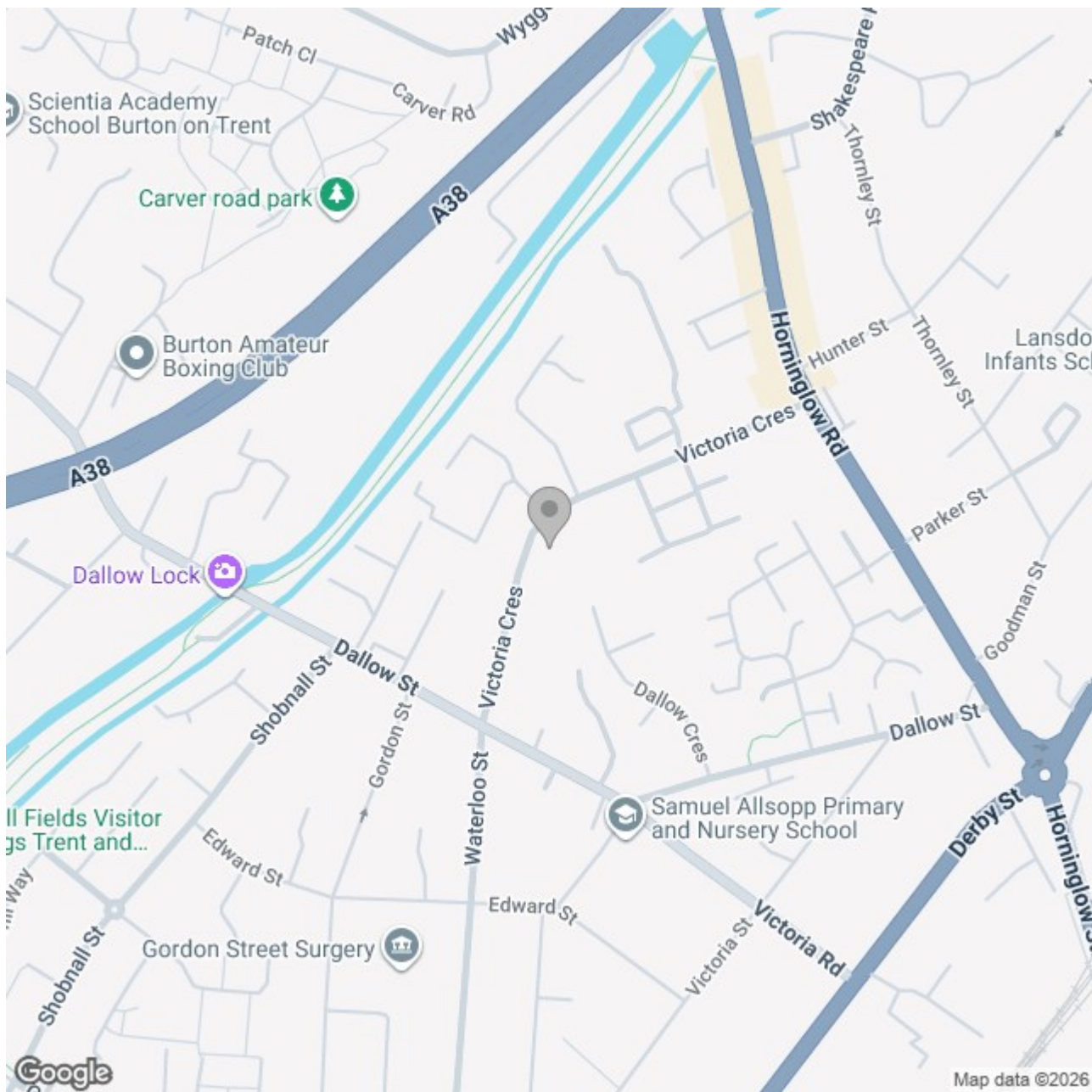
Floor 1

Approximate total area⁽¹⁾
80.9 m²
873 ft²

(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		
(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