





Occupying a generous plot on the popular Norfolk Road, this three-bedroom semi-detached home offers spacious accommodation throughout and presents an excellent opportunity for buyers looking to modernise and make a property their own. With ample off-road parking and a sizeable rear garden, it provides plenty of potential both inside and out.



Accommodation

Ground Floor

The property is entered via a welcoming hallway with useful under-stairs storage and stairs rising to the first floor. To the rear is a lounge with a bay window and feature fireplace, while a separate dining room enjoys French doors opening into the garden. The fitted kitchen offers a range of wall and base units with integrated double oven and gas hob. A further reception room is located off the kitchen and there is also a convenient ground floor WC.

First Floor

The first floor comprises three well-proportioned bedrooms, two of which benefit from built-in storage. Completing the accommodation is a shower room fitted with a walk-in shower, wash hand basin and WC.

Outside

To the front, the property enjoys a generous driveway providing ample off-road parking, alongside a lawned garden. The rear garden is of a good size with paved seating areas, mature shrubs and planting, offering excellent potential for landscaping to suit a new owner's taste.

Location

Norfolk Road is conveniently positioned for a range of local amenities, schools and everyday shopping facilities, while Burton upon Trent town centre is within easy reach. The property also benefits from good transport links to the A38 and surrounding road network, making it well placed for commuters.

Purchaser Information

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In line with current regulations, the successful purchaser will be required to complete identity, anti-money laundering (AML) and source of funds checks through Move with Us. A charge of £49 + VAT is payable by the purchaser to cover the cost of these checks.





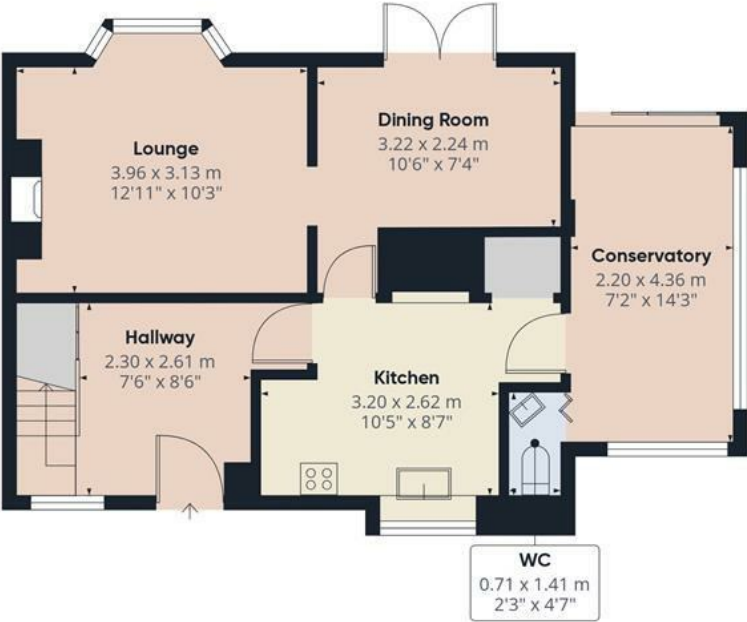












Floor 0



Floor 1

Approximate total area⁽¹⁾

89.5 m²

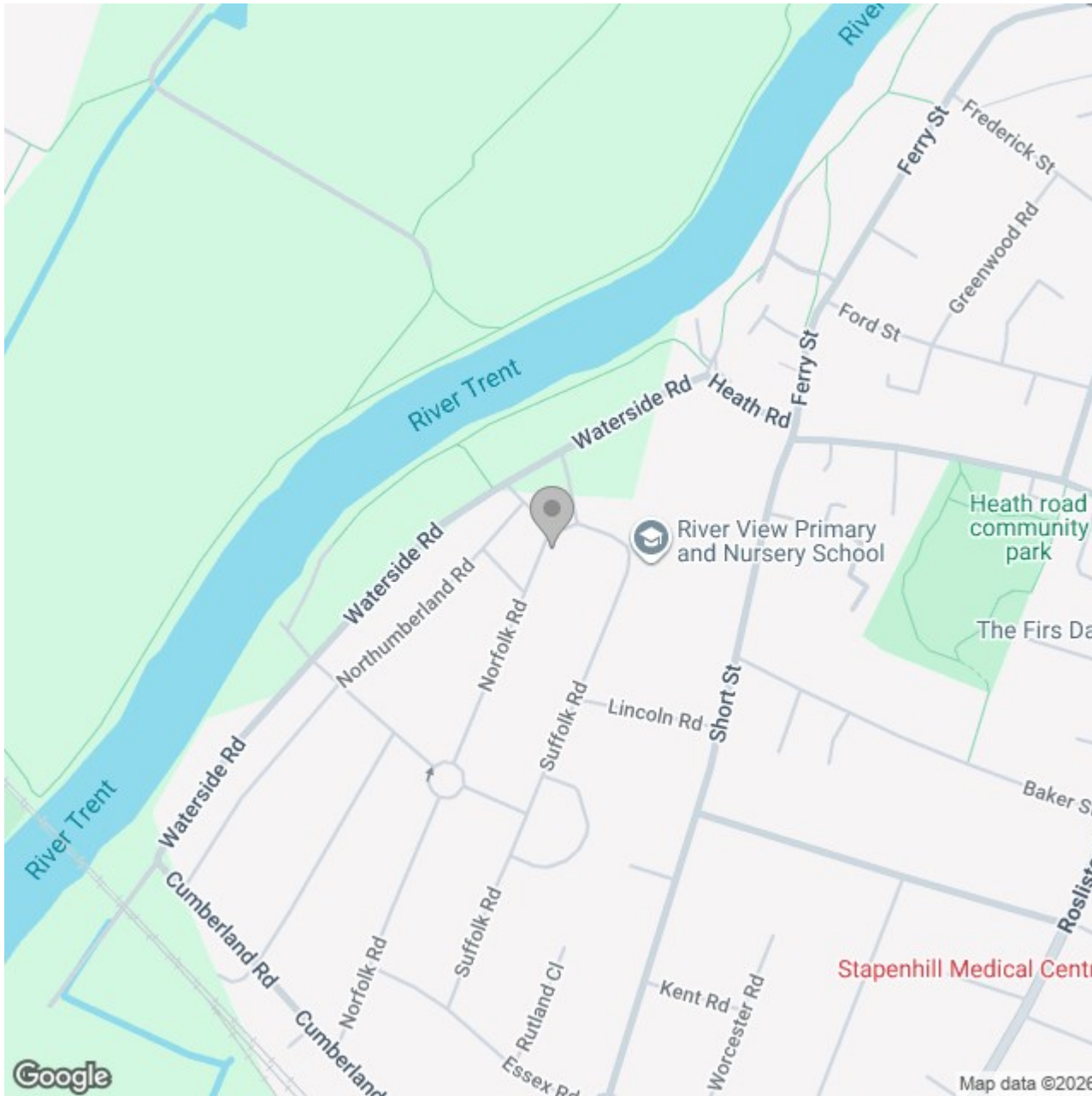
962 ft²

(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.

GIRAFFE 360





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 	