





A substantial three bedroom detached bungalow offering generous and versatile accommodation, a beautifully established rear garden and an excellent opportunity for buyers looking for spacious single-storey living in a prime residential location. With three well-proportioned bedrooms, multiple reception areas, a detached garage with adjoining workshop and a wonderful mature plot, this is a home that has been lovingly cared for and enjoyed for many years.



Accommodation

The accommodation begins with an entrance porch opening into a welcoming central hallway, complete with an excellent range of built-in storage cupboards. Positioned to the front of the property is a spacious lounge, centred around a feature log-burning stove and enjoying a large bay window overlooking the front garden.

Also accessed from the hallway is the separate dining room, creating an ideal space for both everyday dining and entertaining. The dining room flows through into a well-appointed kitchen fitted with a comprehensive range of oak-effect wall and base units, integrated double oven, gas hob with extractor above, integrated washing machine, dishwasher, and coffee machine, ample worktop space and an American-style fridge freezer. The tumble drier is stored in garage.

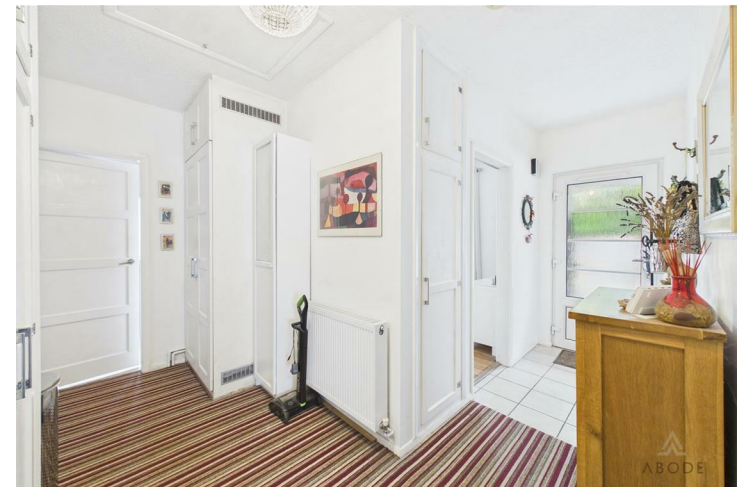
To the rear of the property, the kitchen opens into a bright garden room with large windows and door overlooking and opening onto the rear garden, providing a pleasant additional reception space with direct access outside.

The bedroom accommodation is equally impressive. The principal bedroom is exceptionally spacious, benefiting from fitted wardrobes and a generous dressing or seating area positioned within the bay window. Bedroom two is a comfortable double room, while bedroom three offers excellent versatility as a guest bedroom, nursery or home office.



Completing the internal accommodation is a generously sized family bathroom, fitted with a bath with shower over , WC, wash hand basin with vanity storage and a chrome heated towel rail.

Outside, the property enjoys a particularly attractive and mature rear garden which has been thoughtfully landscaped over many years. A paved patio provides an ideal seating area adjacent to the property, leading onto a generous lawn with established flower beds, mature shrubs, specimen planting, vegetable beds, and multiple







seating areas, creating a wonderfully private garden to enjoy throughout the seasons.

To the front, the property is set back behind a generous gravelled driveway providing ample off-road parking, alongside a long tarmac driveway leading to a detached garage. Beyond the garage is a separate workshop, offering excellent storage or hobby space.

Situated on the ever-popular Tutbury Road, the property enjoys convenient access to Burton town centre, local shops, schools, excellent transport links and the surrounding countryside, making it an ideal location for a wide range of buyers.















Approximate total area⁽¹⁾

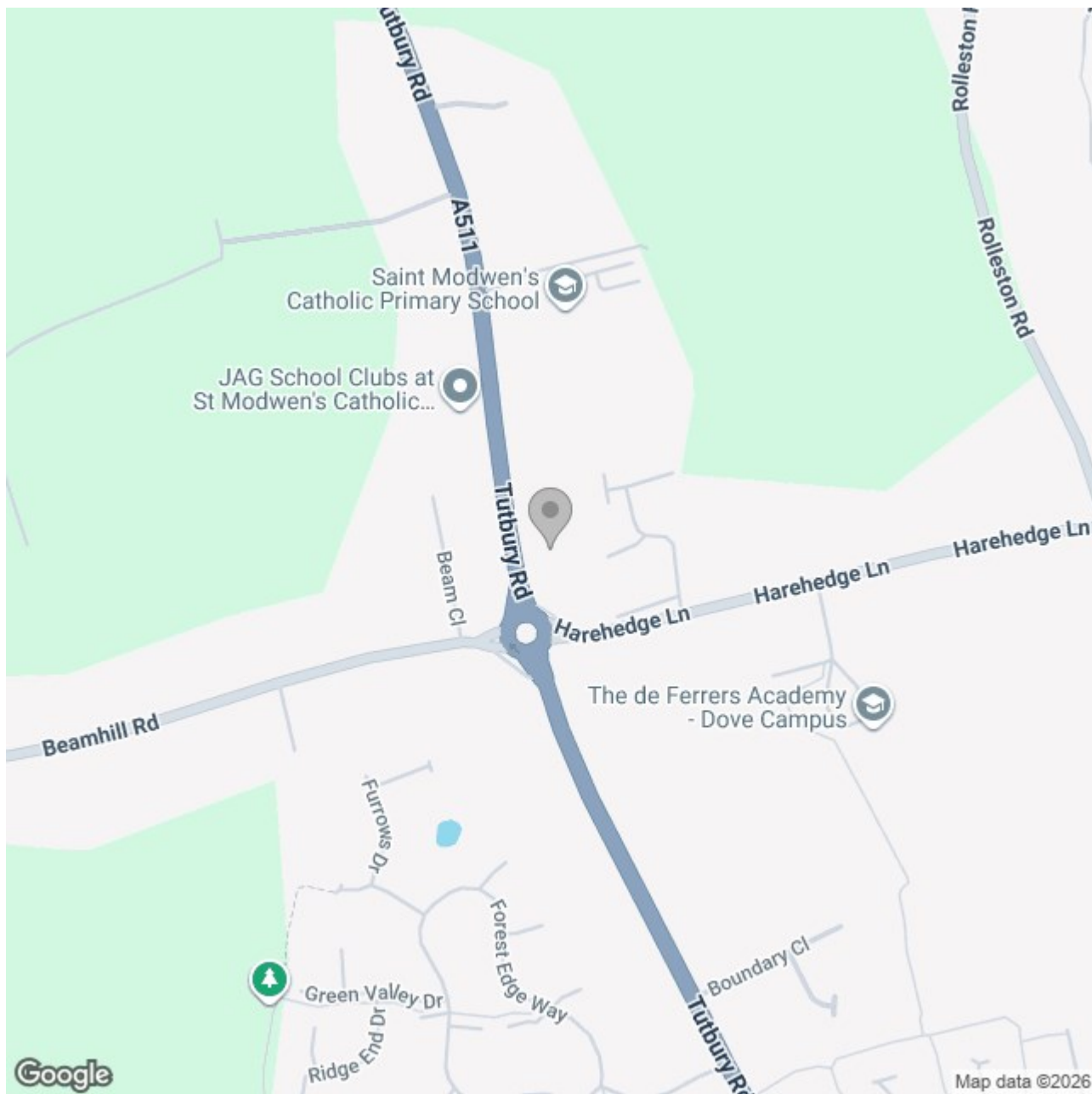
127.7 m²
1372 ft²

(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 	