





A beautifully presented modern three-bedroom semi-detached 45% shared ownership home, offering stylish and well-proportioned accommodation across two floors. Highlights include a spacious kitchen diner, a bright living room with direct garden access, a ground-floor cloakroom, three bedrooms and a contemporary family bathroom. Outside, the property benefits from off-road parking and an enclosed rear garden.



Accommodation

GROUND FLOOR

The accommodation opens into a welcoming entrance hallway, where a staircase rises to the first floor and doors lead to the principal ground-floor rooms. The hallway is finished with light neutral décor, contrasting painted woodwork and a useful cloakroom fitted with a WC and wash basin.

The stylish kitchen diner provides an excellent space for everyday family life and entertaining. The kitchen is fitted with a modern range of white units, contrasting work surfaces and integrated cooking appliances, while the dining area comfortably accommodates a family-sized table. Contemporary flooring and a striking feature wall add character, with French doors opening directly onto the rear garden.

Completing the ground floor is a spacious and naturally bright living room. Its dual-aspect design includes French doors leading onto the garden, creating an easy connection between the indoor and outdoor spaces.

FIRST FLOOR

The first-floor landing leads to three bedrooms and the family bathroom. The principal bedroom is a generous double room with dual-aspect windows providing plenty of natural light, complemented by attractive contemporary décor.

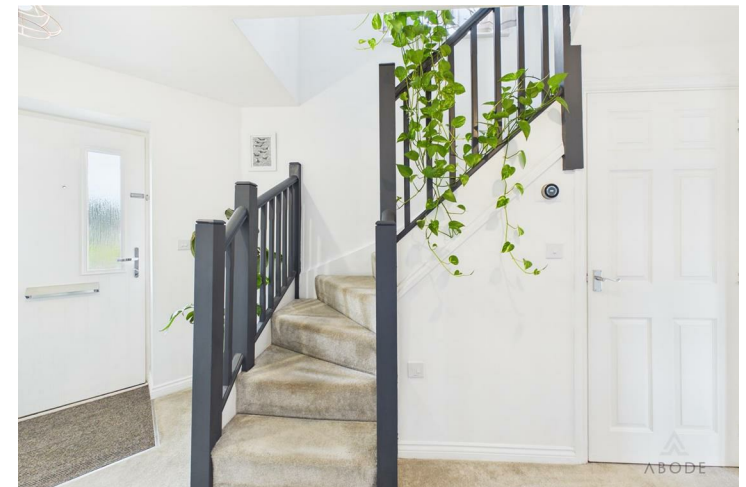
Bedroom two is another well-proportioned and

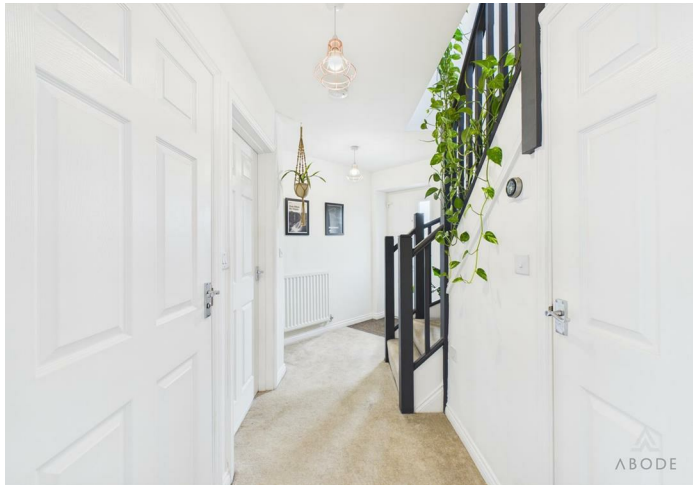


versatile room, while the third bedroom is ideally suited to use as a single bedroom, nursery or home office.

The family bathroom has been finished in a bold modern style and comprises a panelled bath with shower above and glazed screen, pedestal wash basin and WC. Contemporary tiling, feature wallpaper and recessed lighting complete the room.

OUTSIDE







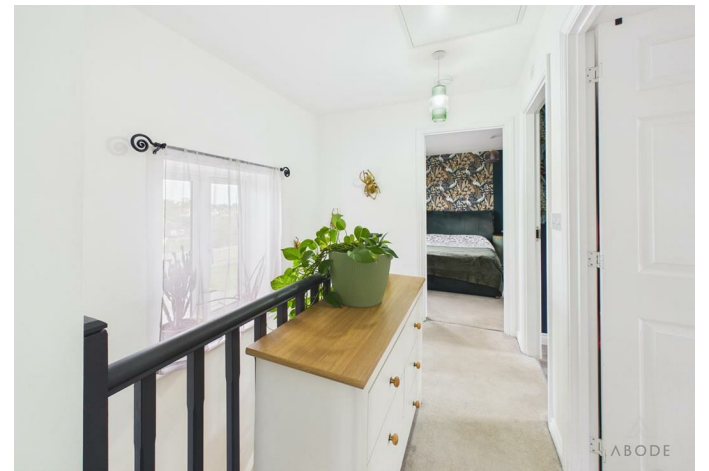
The property benefits from off-road parking positioned alongside the house, while the frontage is complemented by areas of lawn, established hedging and planting.

The enclosed rear garden provides an attractive outdoor space for relaxing and entertaining. It is laid predominantly to lawn with paved seating areas adjoining the house, established shrubs, climbing plants and useful timber storage. Secure fencing defines the boundaries.

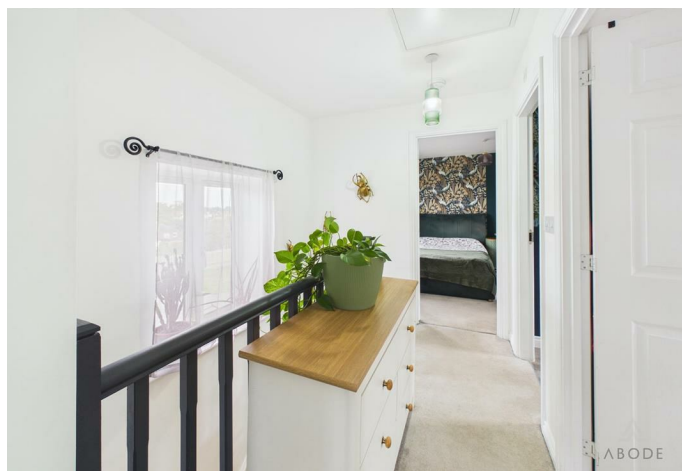
LOCATION

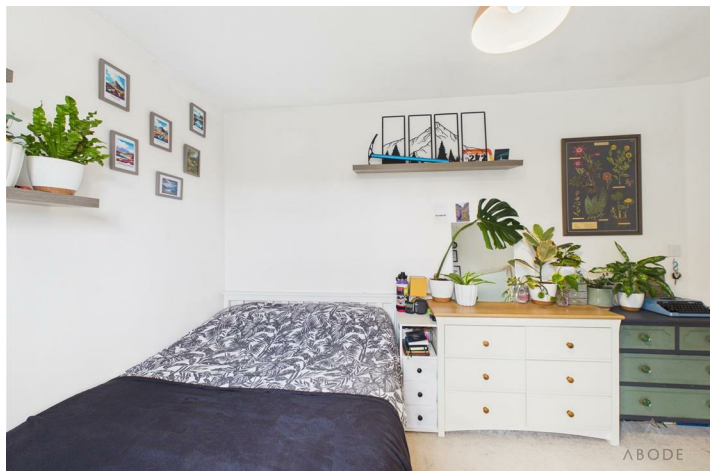
Parkinson Road forms part of a modern residential development positioned off Henhurst Hill, on the western side of Burton-on-Trent. The location provides convenient access to local amenities, schools and Burton town centre, together with the railway station and nearby A38 for travel throughout the region.













Floor 0



Floor 1

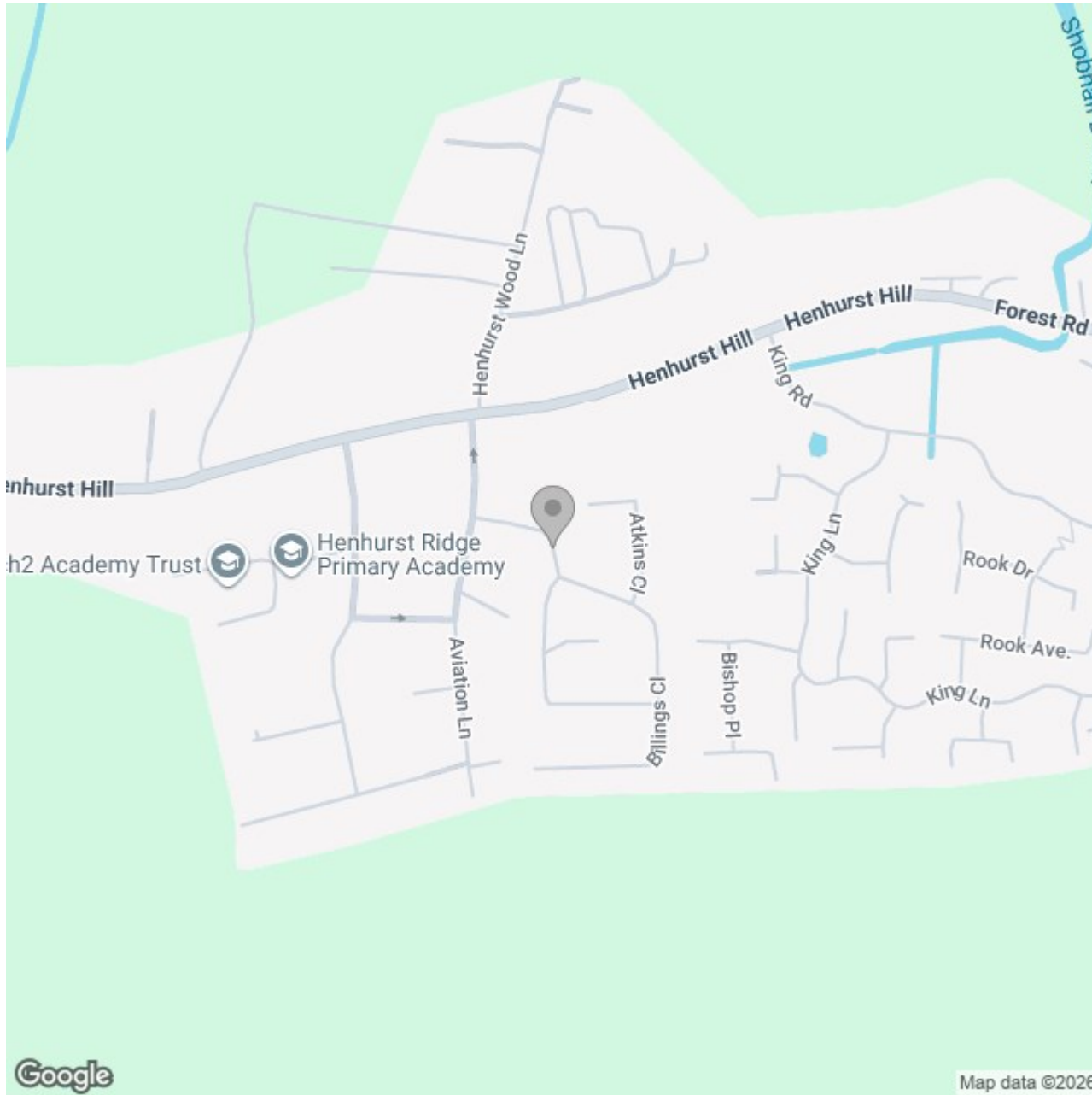
Approximate total area⁽¹⁾
81.2 m²
874 ft²

(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 	