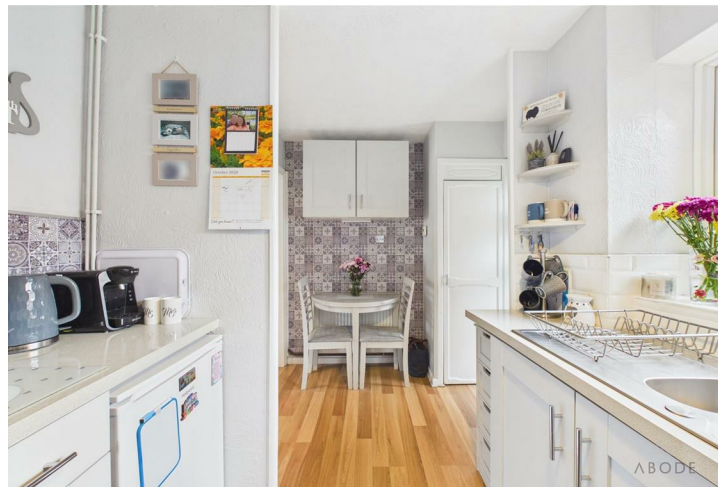






Situated on Eton Close in Burton-on-Trent, this well-presented one-bedroom townhouse offers an appealing combination of comfortable living space, a generous double bedroom with a walk-in wardrobe, and a charming rear garden. Parking to the rear adds further practicality.



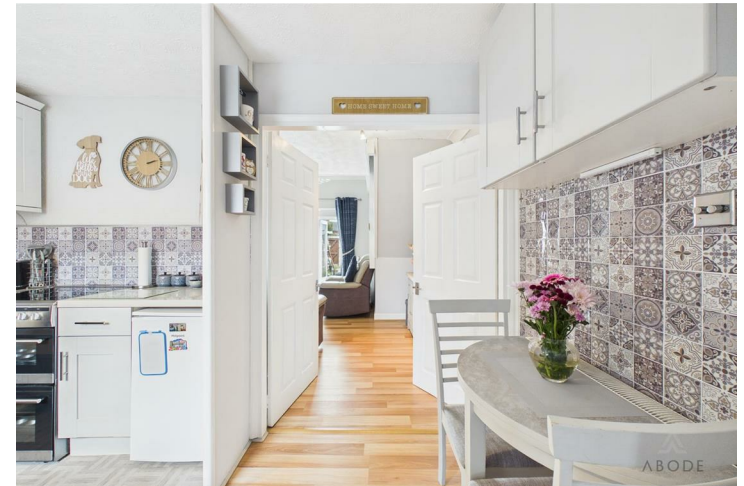
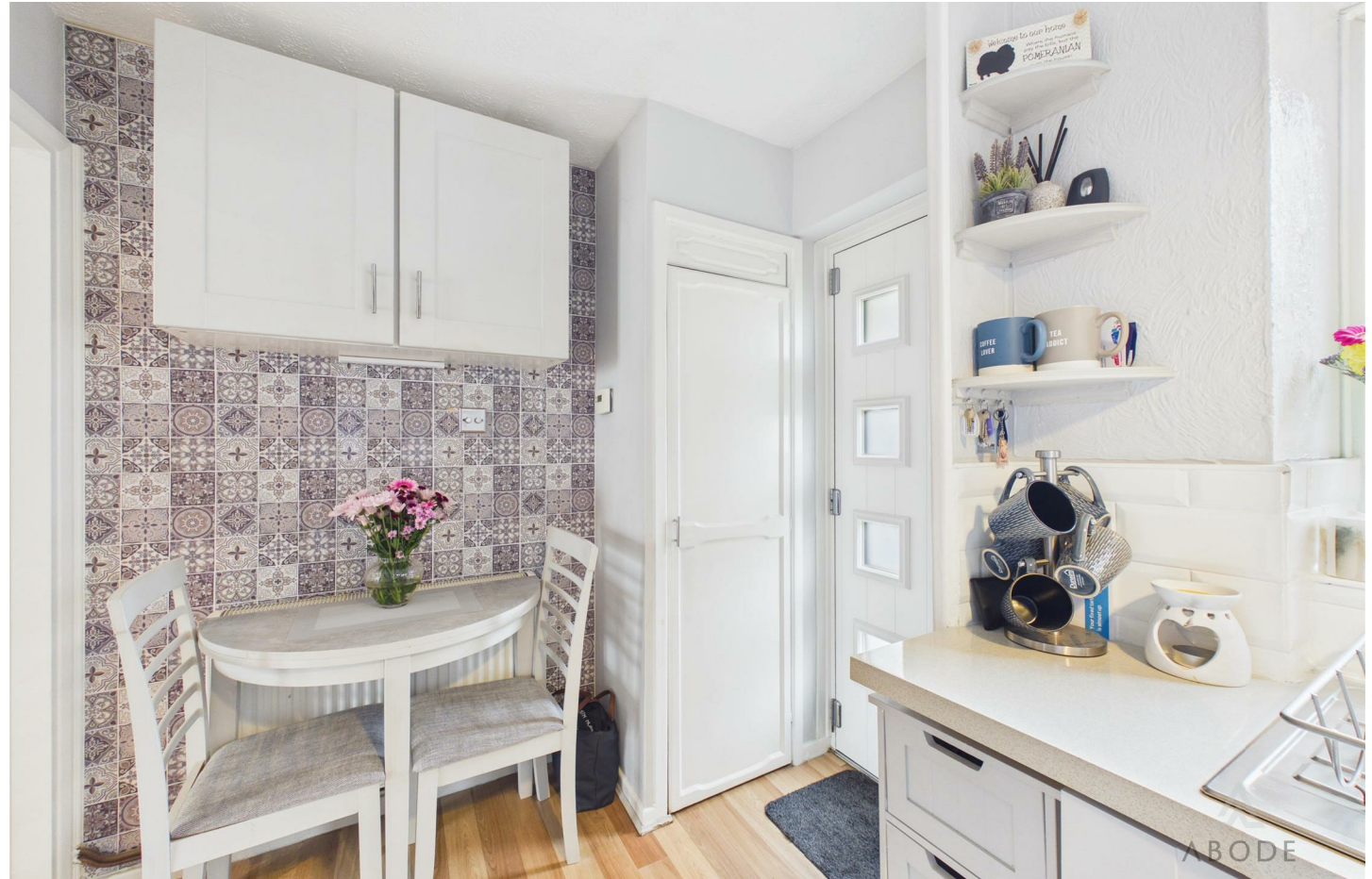
Accommodation

The ground floor features a fitted breakfast kitchen with white wall and base units, complementary worktops and patterned splashbacks, together with space for a dining table. The welcoming lounge offers a feature fireplace surround and stairs rising to the first floor. Sliding doors lead into a bright garden room, providing an additional space to relax with views over the garden and direct access outside.

Upstairs, the double bedroom is complemented by a separate walk-in wardrobe, offering useful storage and dressing space. A contemporary shower room completes the accommodation, with a glazed shower enclosure, vanity wash basin, WC and heated towel rail.

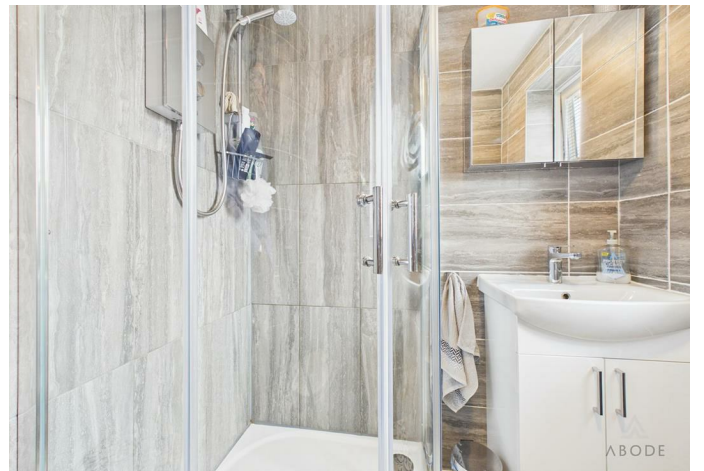
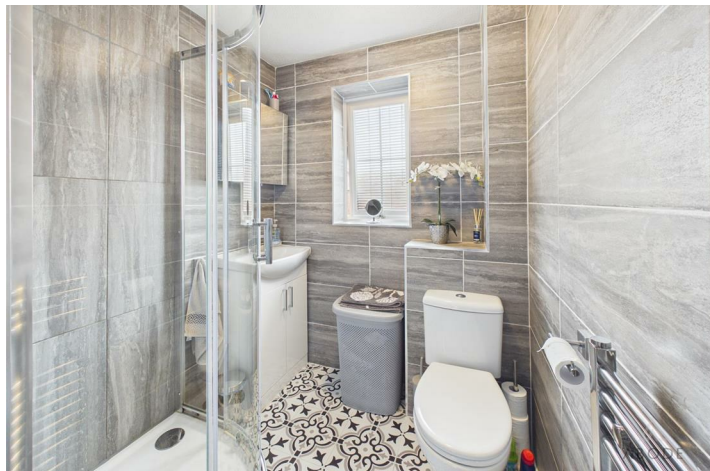
Outside, the enclosed rear garden has been attractively arranged with gravelled and paved areas, a circular artificial lawn and space for outdoor seating, creating an inviting setting for relaxing or entertaining.

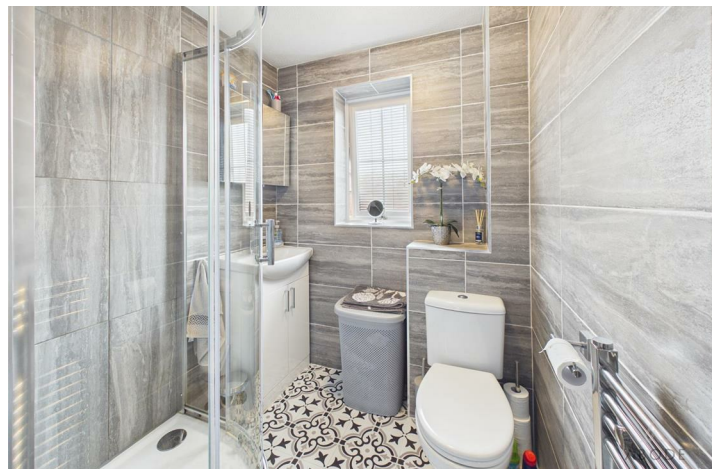
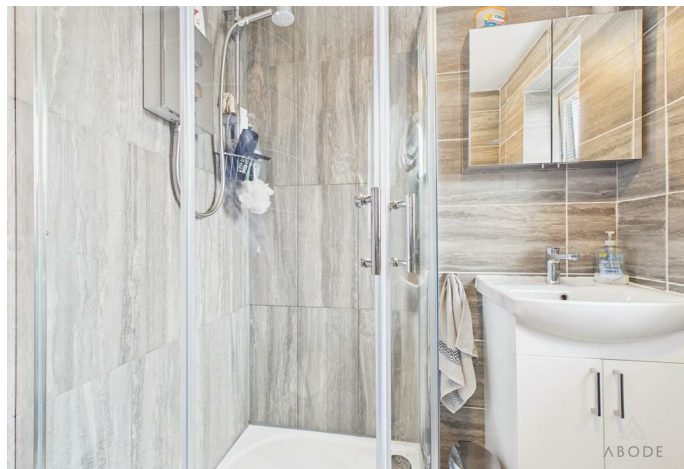
With its well-kept interior, additional garden room and rear parking, this appealing townhouse would make an excellent first home or an attractive option for those looking to downsize.

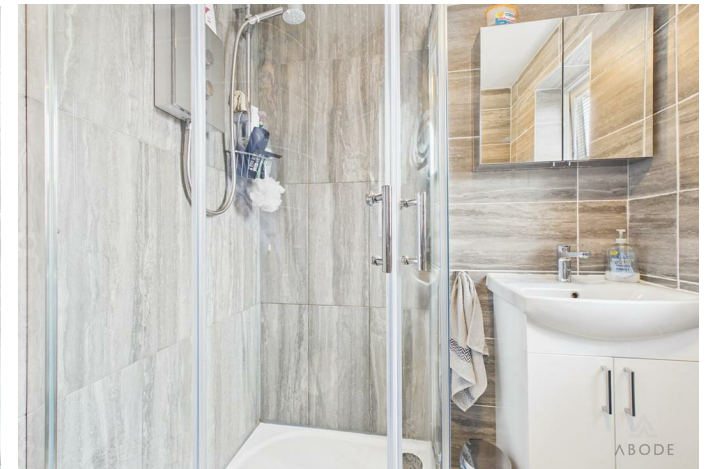
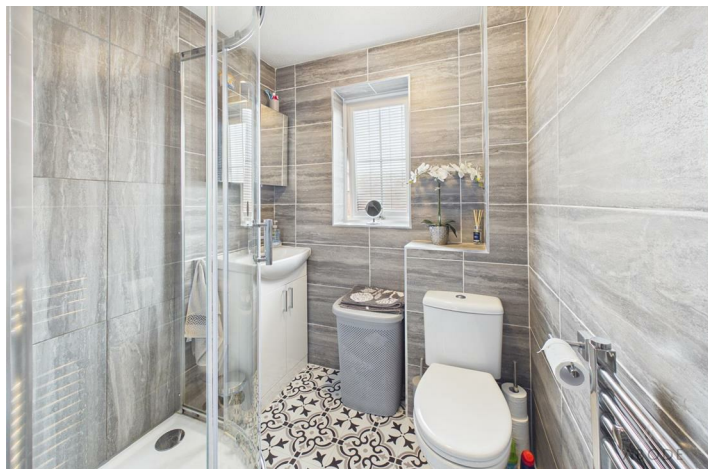














Breakfast Kitchen
2.57 x 3.73 m
8'5" x 12'2"

Floor 0



Shower Room
1.67 x 1.75 m
5'5" x 5'8"

Floor 1



Approximate total area⁽¹⁾

50.5 m²

544 ft²

Reduced headroom

3.5 m²

37 ft²

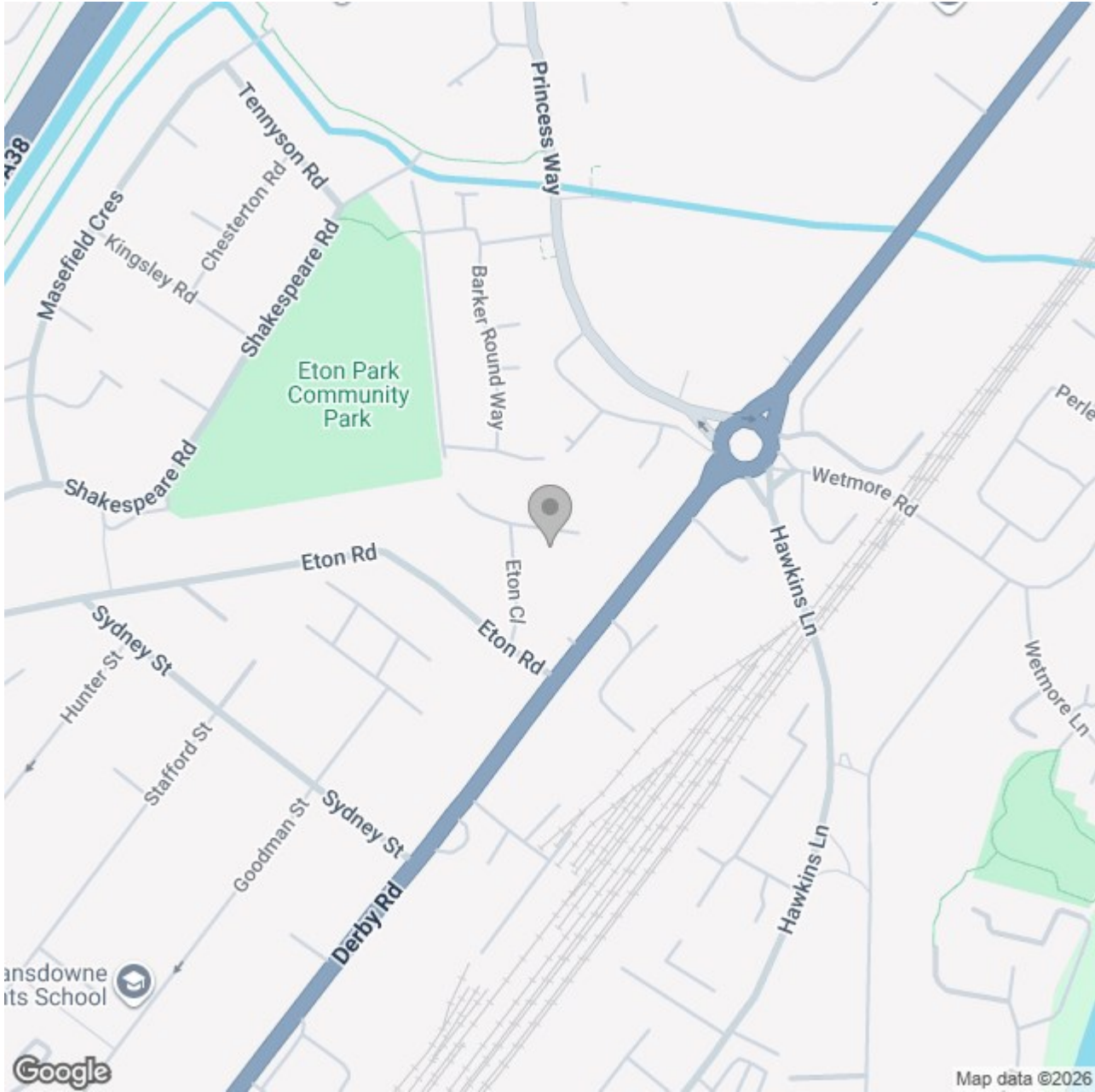
(1) Excluding balconies and terraces

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 	