

Norton Road  
Burton-on-Trent, DE13 0PX



This well presented 3 bedroom semi detached property is packed full of features including a large secure garden, spacious living room and an open plan kitchen/dining room. The property is well located close to the hospital, local schools, shops and eateries.

Offers Over £210,000

John German



As you enter the home into the main hallway you will notice the level of presentation, there is lovely wood floors and neutral décor. The lounge is located at the front of the home and benefits from a bay window and feature fireplace.

The open plan kitchen/diner is at the rear of the home. The dining area has built in storage and overlooks the rear gardens which can be accessed from double doors.

The kitchen has both under counter and overhead cupboards as well as double ovens, gas hob and extractor.

The rear gardens are very generous, they consist of a deck, patio and lawn with mature trees.

The first floor consists of three bedrooms and family bathroom.

The master bedroom overlooks the rear of the home with carpeted flooring and has modern décor as well as good natural light with large windows.

The second bedroom is a very similar size to the master and benefits from carpets and bright décor and overlooks the front gardens.

The third bedroom is a little smaller and would make an ideal children's bedroom.

The family bathroom consists of floor to ceiling tiles, sink, WC and a bath with overhead shower.

**Tenure:** Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

**Services:** Mains water, drainage, electricity and gas are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

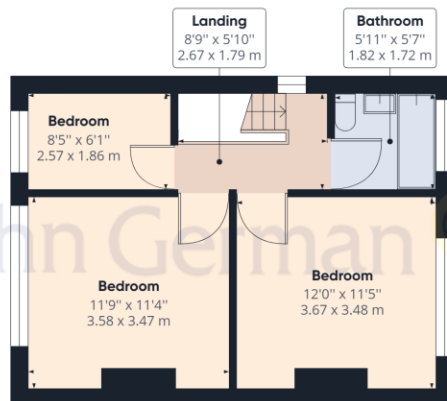
**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)  
[www.eaststaffsbc.gov.uk](http://www.eaststaffsbc.gov.uk)

**Our Ref:** JGA/30112023

**Local Authority/Tax Band:** East Staffordshire Borough Council / Tax Band B



Ground Floor



Floor 1

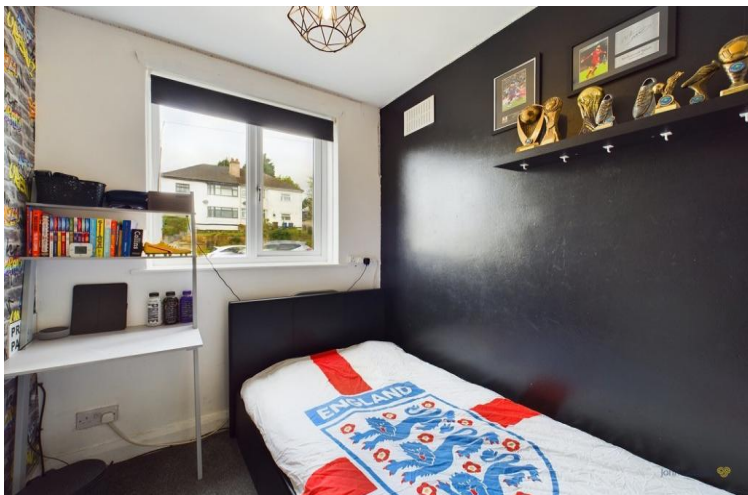
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**Approximate total area<sup>(1)</sup>**  
 807.14 ft<sup>2</sup>  
 74.99 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360







Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

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#### Agents' Notes

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#### Referral Fees

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**Conveyancing Services** - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

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