



This modern two-bedroom semi-detached bungalow, built in 2019 and still under NHBC warranty, sits on a quiet private cul-de-sac with a friendly community feel. Move-in ready and neutrally decorated throughout, it benefits from two off-road parking spaces at the front.

£225,000



### Accommodation

Inside, a welcoming hallway leads first to the second bedroom - a flexible room that fits a double bed and works equally well as a guest room, study, or hobby space. Next is the contemporary bathroom, complete with a walk-in shower, WC, hand basin, and easy-care wall and floor tiling.

To the right of the hallway is the spacious master bedroom, offering plenty of room for a large bed and additional furniture.

At the end of the hallway, the bright living room features French doors opening directly onto the rear garden. Adjacent is the kitchen-diner, fitted with ample wall and base units, an integrated fridge-freezer, oven, gas hob, extractor fan, and dishwasher, with generous space for a dining table or breakfast bar.

The low-maintenance rear garden includes two patio areas and an artificial lawn - ideal for effortless outdoor living.

### Location

Situated on Homton Road in Burton-on-Trent, the property enjoys a peaceful residential setting while still offering convenient access to local shops, supermarkets, schools, and transport links. It's well placed for easy commuting around the town and to surrounding areas, making it a practical choice for a wide range of buyers.

### Additional Information

A maintenance charge of £400 per annum applies.

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

**Please note:** It is quite common for some properties to have a Ring doorbell and internal recording devices.

**Property construction:** Standard

**Parking:** Off road

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:** Mains

**Heating:** Mains gas

(Purchasers are advised to satisfy themselves as to their suitability).

**Broadband type:** Cable

See Ofcom link for speed: <https://checker.ofcom.org.uk/>

**Mobile signal/coverage:** See Ofcom link <https://checker.ofcom.org.uk/>

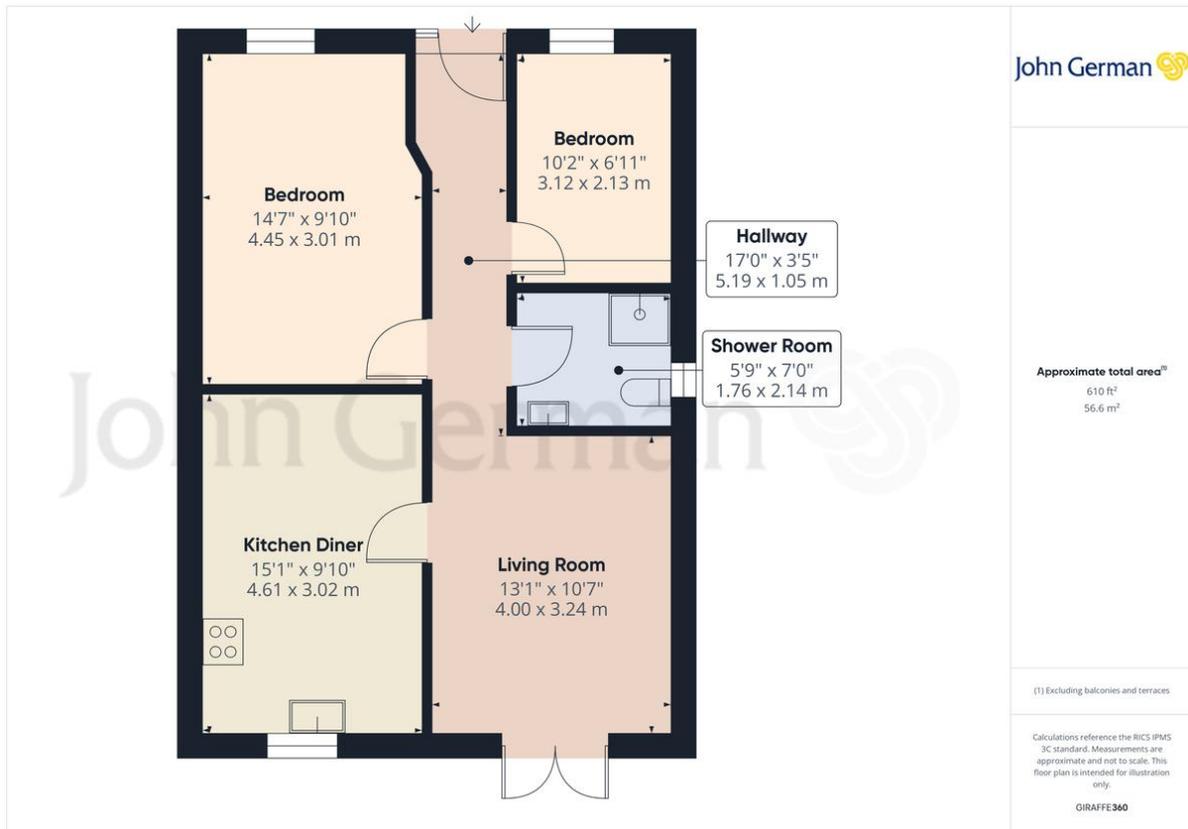
**Local Authority/Tax Band:** East Staffordshire Borough Council / Tax Band C

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

**Our Ref:** JGA/07112025

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Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B	82 B	
69-80	C		
55-68	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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