



£225,000

3 Bedroom Semi-Detached House for sale  
23 The Grange, Burton-on-Trent





## Overview

Discover the hidden gem in the garden! This beautifully presented three-bedroom semi-detached home, nestled in a sought-after cul-de-sac, offers both style and practicality. This property is bursting with features, and early viewing is highly recommended-homes like this don't stay on the market for long!



## Key Features

- VIEWING ESSENTIAL
- Extended Family Home
- Garden Room With Luxurious Sauna
- Secluded Wrap Around Garden
- Driveway & Detached Garage
- Two Reception Rooms
- Quiet Cul-de-Sac
- Close To Amenities
- HOME LAUNCH EVENT SATURDAY 21ST SEPT - BOOK NOW!





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Ideally located with easy access to local amenities and transport links, the property is perfect for modern family living.

Upon arrival, the driveway provides ample parking and leads to a detached single garage. Step inside to find a spacious kitchen featuring a breakfast bar and pantry, overlooking the front aspect, ideal for casual dining. The cosy living room flows seamlessly into an extended dining area, offering flexible space that could easily serve as a playroom or home office.



The real showstopper lies beyond the sliding doors, where a wrap-around garden awaits. The recently built Garden Room is a true retreat, complete with a luxurious sauna and its own WC, creating a perfect space for relaxation or entertaining.

Upstairs, you'll find two generously sized double bedrooms, one of which has built-in wardrobes, and a single bedroom, all serviced by a well-appointed family bathroom which is fully tiled with a P-shaped bath with shower over.

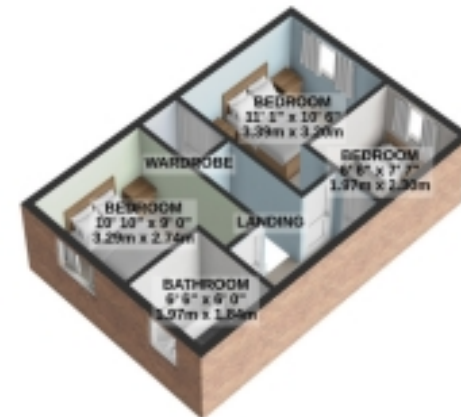


# Floorplans

GROUND FLOOR  
845 sq.ft. (78.5 sq.m.) approx.



1ST FLOOR  
340 sq.ft. (31.6 sq.m.) approx.



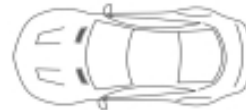
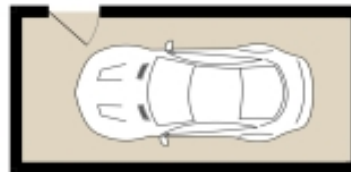
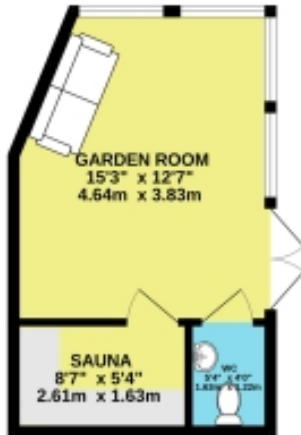
23 THE GRANGE  
TOTAL FLOOR AREA : 1185 sq.ft. (110.1 sq.m.) approx.

For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.

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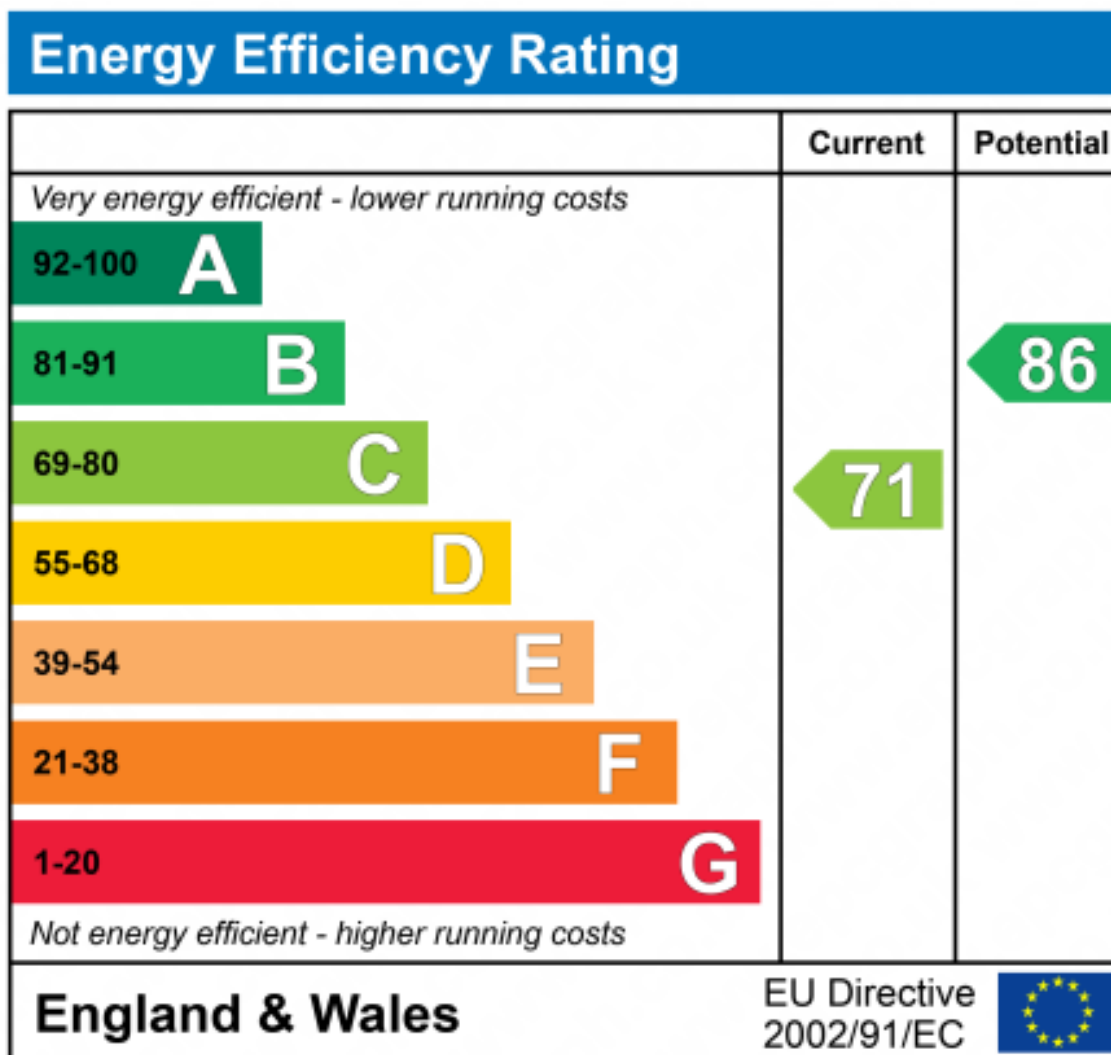
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While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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