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49, DE13
£279,950



CURRAN BIRDS + CO

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STYLISH DETACHED HOME WITH FAR-REACHING VIEWS – A stylish and significantly improved 1930s bay-fronted, three-bedroom detached home, situated in a well-established residential area on Foston Avenue. This traditional property offers generous living space, a substantial rear garden, and open views across Burton and beyond.

The interior blends retained character features with considered modern upgrades, including a bay-fronted lounge, a superb open-plan dining kitchen and a contemporary bathroom with separate shower. Outside, the expansive garden, workshop and utility store. With driveway parking and an electric vehicle charge point, this is a well-rounded family home that offers both practicality and long-term potential.





The Detail

The property is approached via a block paved driveway providing parking for multiple vehicles, with steps rising to the entrance. Internally, a welcoming hallway with panelled detailing sets the tone, leading to a beautifully proportioned sitting room featuring a bay window with bespoke shutters, picture rail and an ethanol log burner creating a strong focal point.

To the rear, the extended dining kitchen forms the heart of the home. Fitted with a comprehensive range of cabinetry, integrated appliances and a central island with breakfast bar, the space opens through bi-fold doors directly onto the garden – ideal for entertaining and everyday family life. A useful understairs cupboard and separate utility outhouse enhance practicality.

Upstairs, three well-proportioned bedrooms include two generous doubles, one enjoying elevated views across Burton town centre and Sinai Fields. The family bathroom is thoughtfully designed with a double-ended bath, fully tiled shower enclosure with rainfall head, vanity unit and contemporary fittings.





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The Location

Foston Avenue is a well-established residential address, conveniently positioned close to Queen's Hospital and within easy reach of Burton town centre. Everyday essentials are within walking distance, including a Co-op convenience store, local butcher, pharmacy and independent hairdressers, while larger supermarkets and retail options are just a short drive away.

For outdoor space, Sinai Park and the surrounding open countryside provide excellent walking routes and green outlooks, contributing to the elevated views enjoyed from the property. Burton offers a selection of pubs, cafés and restaurants that support a strong local community feel, along with straightforward access to the A38 for commuting towards Derby, Lichfield and Birmingham.

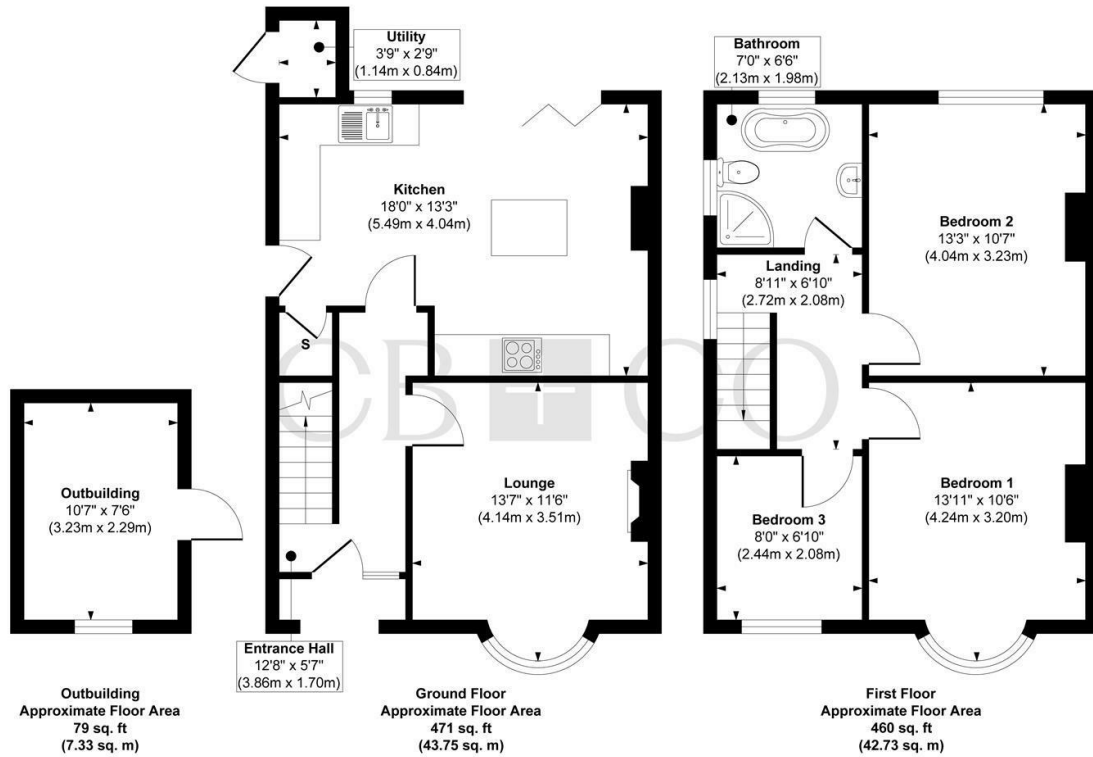
The balance of convenience, established neighbourhood character and open outlook makes this a particularly appealing position for families and professionals alike.







Foston Avenue, Burton-on-Trent



Approx. Gross Internal Floor Area 1010 sq. ft / 93.81 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.
Produced by Elements Property

The Particulars

- Elevated Traditional Detached Home With Far-Reaching Views
- Block Paved Driveway With Electric Vehicle Charge Point
- Bay-Fronted Lounge With Bespoke Shutters And Feature Burner
- Extended Open Plan Dining Kitchen With Central Island
- Bi-Fold Doors Opening Directly Onto The Garden
- Three Well Proportioned Bedrooms Across The First Floor
- Contemporary Family Bathroom With Separate Rainfall Shower
- Extensive Rear Garden With Patio, Lawn And Vegetable Area
- Utility Store And Separate Workshop Offering Excellent Versatility
- Convenient Position Close To Queen's Hospital, Amenities And A38 Transport Links

Size

Approx sq ft

Energy Performance Certificate (EPC)

Rating D

Council Tax Band

C

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Let's Talk

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