



£255,000

Fairham Road, Burton-on-Trent DE13 0BS

Semi-Detached House | 3 Bedrooms | 2 Bathrooms

01773 832355

DERBYSHIRE  
PROPERTIES  
SALES & LETTINGS

[www.derbyshireproperties.com](http://www.derbyshireproperties.com)



# Step Inside

---

## Key Features

- Superb Semi Detached Home
- EV Charging Point
- Extended To The Front & Rear
- 3 Bedrooms & 1 Reception Room
- Fully Renovated To A Very High Standard
- Parking - Driveway - Garage
- Quiet Cul De Sac Location
- Beautiful En-Suite & Dressing Room To Master Bedroom
- Viewing An Absolute Must
- Council Tax Band C

## Property Description

Derbyshire Properties are delighted to present for sale this beautifully renovated and thoughtfully extended three-bedroom traditional semi-detached home, located in a highly popular residential area.

## Main Particulars

Nestled within a peaceful cul-de-sac, this impressive home delivers stylish living arranged over two floors. The ground floor includes a welcoming side entrance hall, a tastefully designed family bathroom, and a contemporary open-plan living kitchen created as part of a recent extension. A useful utility/laundry room and a separate living room complete the layout.

Upstairs, the landing leads to three generously sized bedrooms, including an outstanding master bedroom with a beautifully fitted ensuite bathroom.

Outside, the property offers ample off-road parking to the front and side, an EV charging point, along with a private, enclosed rear garden and garage.

We expect strong interest from first-time buyers and those looking to move up the property ladder. Viewing is highly recommended to fully appreciate the quality and space this home provides.

### Ground Floor

#### Side Entrance Hall

Accessed via a composite door with adjoining obscured window from the side elevation, this light and bright entrance hallway offers a welcoming first impression. Featuring a newly carpeted staircase rising to the first floor landing, a wall-mounted modern radiator, and internal doors providing access to the ground floor accommodation.

#### Living Room (Front Extension)

A well-proportioned reception room with double glazed window to the front elevation, wall-mounted modern radiator and TV point.

#### Utility Room

Fitted with a useful work surface and undercounter space with plumbing for both a washing machine and dryer. Finished with wood-effect flooring, wall-mounted modern radiator and ceiling spotlighting.

#### Beautiful Ground Floor Bathroom

A beautifully appointed modern three-piece suite comprising a close-coupled WC, vanity wash basin and bath with mains-fed shower above and complementary glass screen. Finished with marble-effect wall tiling, wood-effect flooring, chrome heated towel rail, double glazed obscured window to the side elevation, extractor fan and ceiling spotlighting.

#### Stunning Open Plan Living Kitchen/Dining Room (Rear Extension)

#### Kitchen Area

Featuring a range of wall and base units with modern flat-edged worksurfaces incorporating a one-and-a-half bowl sink and drainer with feature tap. A selection of integrated appliances includes an induction hob with a mirrored tile splashback and modern extractor canopy above, along with a separate integrated oven. There is also space and plumbing for an American-style fridge freezer. Further benefits include wood-effect flooring, wall-mounted vertical radiator and ceiling spotlighting.

#### Dining Area

With a continuation of the wood-effect flooring from the kitchen, double doors with adjoining windows to the rear elevation (with inbuilt blinds) provide access to the garden. Additional features lantern window, wall-mounted modern vertical radiator and ceiling spotlighting.

#### First Floor

##### Landing

Accessed from the main entrance hallway, featuring a double-glazed window to the side elevation providing natural light. A useful linen storage cupboard houses the gas combination boiler. Internal doors lead to all bedrooms.

##### Bedroom 1

A generous double room with double-glazed window to the rear elevation, wall-mounted modern radiator and a storage alcove ideal for wardrobe use. An internal door provides access to:

##### En-Suite

Beautifully appointed three-piece suite comprising an enclosed WC, pedestal washbasin and a large shower enclosure with mains-fed shower and attachment over. Additional features include an extractor fan, ceiling spot lighting, wall-mounted chrome heated towel rail and vinyl floor covering.

##### Bedroom 2

Currently used as a dressing room, this double bedroom features freestanding wardrobes that can be easily removed if required, along with a double-glazed window to the front elevation and a wall-mounted radiator.

##### Bedroom 3

Currently used as a study, offering a double-glazed window to the front elevation and a wall-mounted radiator.

#### External

##### Outside

To the front elevation is a gravelled parking area providing off-road parking for up to four vehicles as well as an EV charging point. A block-paved shared driveway leads to the detached garage. The rear garden is mainly laid to lawn with block-paved pathways, gravel borders and raised flower beds, all enclosed by timber fence boundaries.

#### Disclaimer

1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
- 2: These particulars do not constitute part or all of an offer or contract.

3: The measurements indicated are supplied for guidance only and as such must be considered incorrect.

4: Potential buyers are advised to recheck the measurements before committing to any expense.

5: Derbyshire Properties have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.

6: Derbyshire Properties have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.



DERBYSHIRE  
PROPERTIES



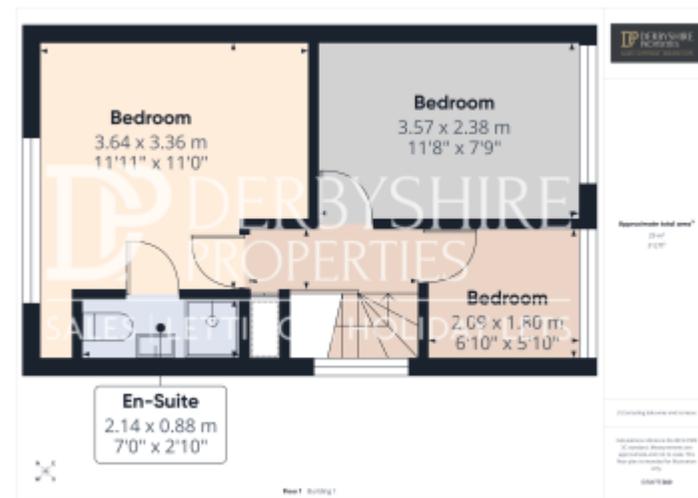
DERBYSHIRE  
PROPERTIES



DERBYSHIRE  
PROPERTIES



DERBYSHIRE  
PROPERTIES



This floorplan is for illustrative purposes only and the location of doors, windows and other items are approximate.

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. Copyright © 2026 05458547 Registered Office: , 9 Bridge Street Belper Derbyshire DE56 1AY

## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		80
(69-80) <b>C</b>		
(55-68) <b>D</b>	57	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

Telephone: 01773 832355

 **DERBYSHIRE  
PROPERTIES**  
= RAINBOW IN LETTERS =

[www.derbyshireproperties.com](http://www.derbyshireproperties.com)