

Moat Bank

Bretby, Burton-on-Trent, DE15 0QJ



John German are delighted to offer to market this impressive and spacious detached bungalow, occupying a generous corner plot, available with no upward chain. Benefiting from superb views to the front, the property also enjoys plentiful off road parking as well as a front and rear garden.



Guide Price £310,000

John German

Having plenty of kerb appeal, and located on the outskirts of Burton with a regular bus route into the town centre, this spacious detached bungalow enjoys a generous corner plot, with impressive views offered to the front.

Having a block paved driveway with parking for several cars and single garage, there is also a garden area containing a range of plants and shrubs, with walled frontage.

The front entrance door opens in to the spacious hallway, with doors leading off.

The lounge is an excellent size, having a double glazed bay window to the front aspect, as well as a feature gas fire with brick surround and characterful beams to the ceiling.

Adjacent, the dining room also has an additional double glazed window, and light points to the walls and ceiling. A further door leads through into the kitchen/dining room which is very spacious, comprising of an impressive range of both wall mounted and base level units, with work tops over. Integrated appliances include oven, hob and overhead extractor, with additional appliance space for a dishwasher. There are also tiled splashbacks behind the hob and sink unit with mixer tap. A sliding patio door gives access out to the rear garden.

The utility houses the boiler and benefits from further wall mounted units and additional sink and drainer unit, with plenty more appliance space and plumbing for a washing machine.

While both of the bedrooms are doubles, bedroom one is a very generous size and enjoys dual aspect double glazed windows to the front and rear, with the views to the front extending for miles on a clear day.

The main bathroom is tiled, with a four-piece suite comprising corner bath, low level WC, hand wash basin and enclosed shower cubicle, and a double glazed window. The property also benefits from an additional separate WC.

Outside, the rear garden is laid predominantly to lawn with fenced borders, patio to the side with space for a shed and gate providing access.

With the added benefit of having no upward chain, viewing is strongly advised to appreciate the scope of the accommodation on offer and the unique corner plot that the property enjoys.

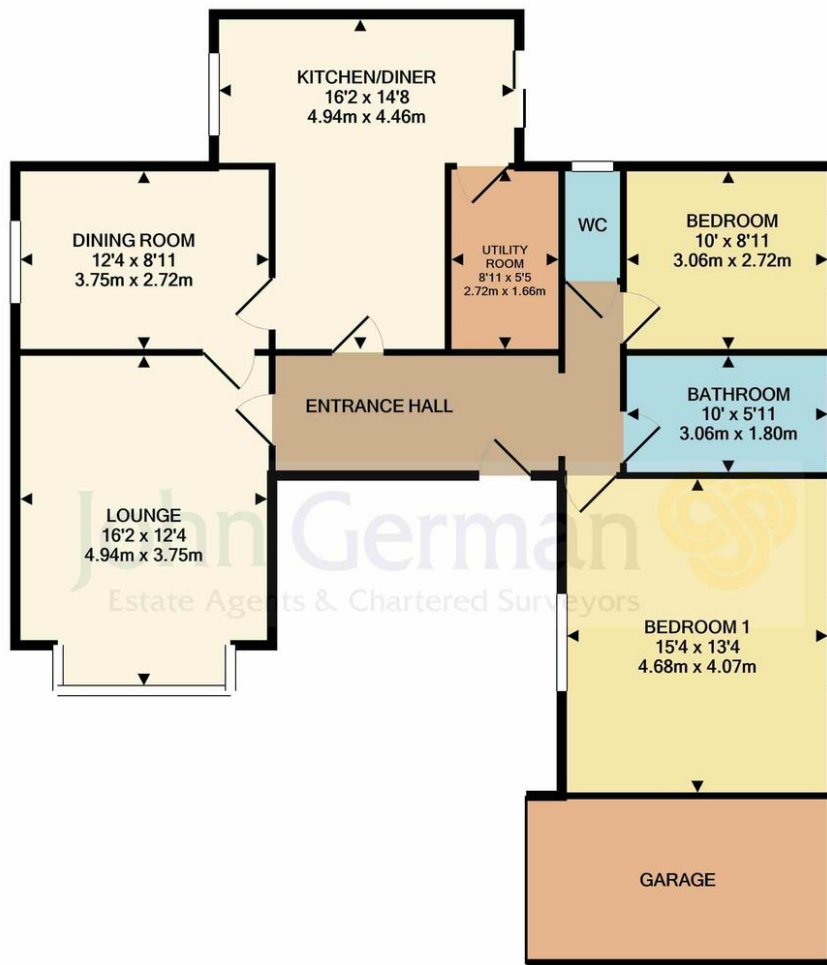
Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

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.environment-agency.co.uk
www.eaststaffsb.gov.uk

Our Ref: JGA/17022021

Local Authority/Tax Band: East Staffordshire Borough Council / Tax Band E



Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	60 D	76 C
39-54	E		
21-38	F		
1-20	G		



John German
129 New Street, Burton-On-Trent, Staffordshire, DE14
3QW

01283 512244
burton@johngerman.co.uk

Agents' Notes

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