

Cyclamen Close

Burton-on-Trent, Staffordshire, DE14 3FJ

John German





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Guide Price £270,000

Highly impressive and superbly presented family home, enjoying a delightful cul-de-sac location with highlights including reception hall, light and spacious lounge, superb 23ft 9" dining kitchen, god sized conservatory, master bedroom with dressing room and en-suite, three further bedrooms, family bathroom, attractive landscaped gardens, off-road parking and an attached single garage.



John German are delighted to offer for sale this superb family home situated on a popular development in Branston, handy for the town centre and with excellent access to the A38, A50 beyond and schools for all ages.

The house features a stunning interior with the ground floor comprising reception hall with guest WC off, lounge, an impressive dining kitchen with spotlights and wide, open arch into a good sized conservatory with French doors opening out onto the rear gardens.

To the first floor, the accommodation comprises four bedrooms, with the master enjoying a luxurious feel with dressing room and en-suite shower room. There are three further good sized bedrooms, served by a family bathroom with a modern, white suite.

The gardens outside are ideal for spring and summertime, being landscaped with gravelling, paved, and shaved lawns. Viewing is highly recommended to appreciate the plot, position and accommodation on offer.

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

Our Ref: JGA/240221

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







GROUND FLOOR

1ST FLOOR

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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Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

Referral Fees

Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		



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