

Bishop Lane

Burton-on-Trent, DE13 9EY

John 
German





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£306,950

Recently constructed by Bellway Homes and featuring superb upgraded accommodation, this four-bedroom family home with garage is set within attractively landscaped gardens in a popular district to the west of Burton.



The property features an upgraded Symphony kitchen complete with a range of built-in appliances including a double oven, fridge freezer, dishwasher, washing machine, upgraded worktops and tiles, and attractive gloss finish cabinets.

The property is well placed for local schools, Burton town centre plus major link roads including the A38, A50, M1 and M6.

The storm porch and double glazed entrance door open into the impressive entrance hall with staircase rising to the first floor, useful understairs cupboard, ceramic tiled floor and doors leading off to the lounge and dining kitchen.

The well-proportioned lounge has a double glazed window to the front giving ample natural light.

Along the hall, the superb dining kitchen is situated to the rear of the property with double glazed French doors opening onto the garden, a further window to the rear and a comprehensive range of gloss finish base and wall units, ceramic tiled flooring and appliances including a double oven, fridge freezer, hob and dishwasher. A door opens into the utility room with further storage cabinets, a second sink unit, washing machine and a door leading to the guest WC with wash basin.

On the first floor the landing gives access to the four bedrooms and the family bathroom. The large master bedroom has a range of built-in wardrobes, a window to the front and a door to the en-suite shower room with shower enclosure, WC and wash basin.

There are three further bedrooms all served by the four-piece family bathroom including a separate shower enclosure with modern tiling and a window to the rear.

Outside the property features a double width driveway leading to the garage with up and over door and lawned foregarden. To the rear is a landscaped rear garden with full width paved patio area, lawn and fencing to the perimeter. The gazebo is available by negotiation.

The property is situated on a private road and responsibility for cost of repairs is shared with the neighbours.

Directional Note: From Burton town centre follow Shobnall Road that continues into Forest Road. Go past the first entrance for Kings Road, continue past Oakley Grange (on your left) and take the next left into Kings Road. Take the next right into Kings Lane, continue up the hill then first left into Bishop Lane.

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.

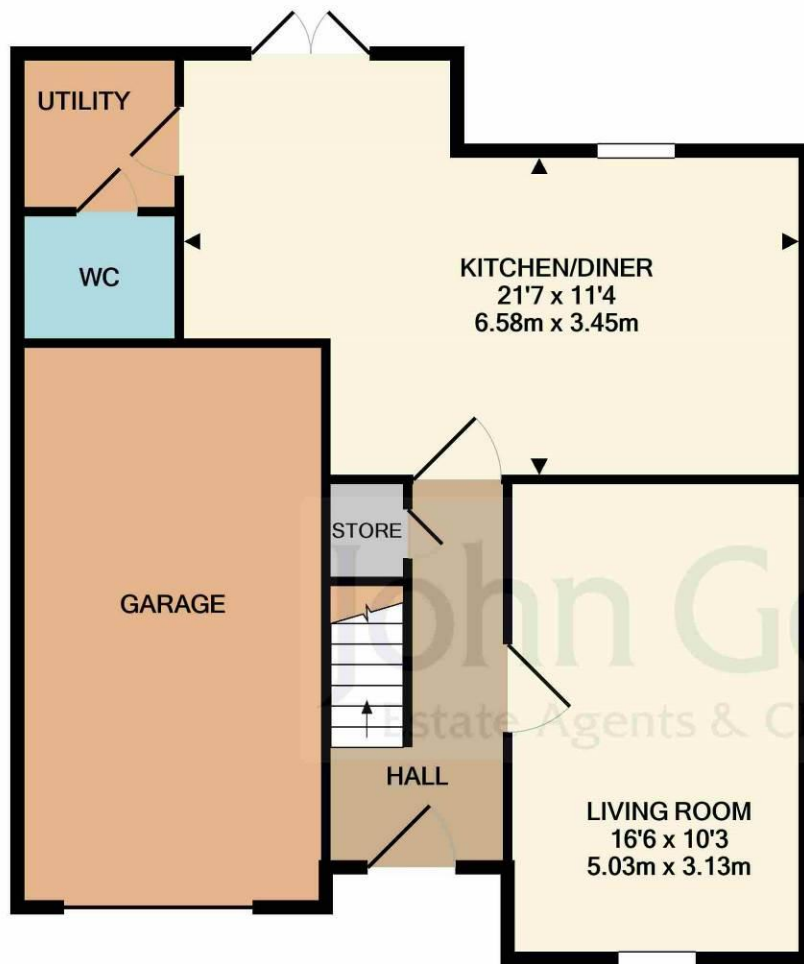
Useful Websites: www.environment-agency.co.uk; www.eastsaffsbc.gov.uk/planning

Our Ref: JGA/22032021

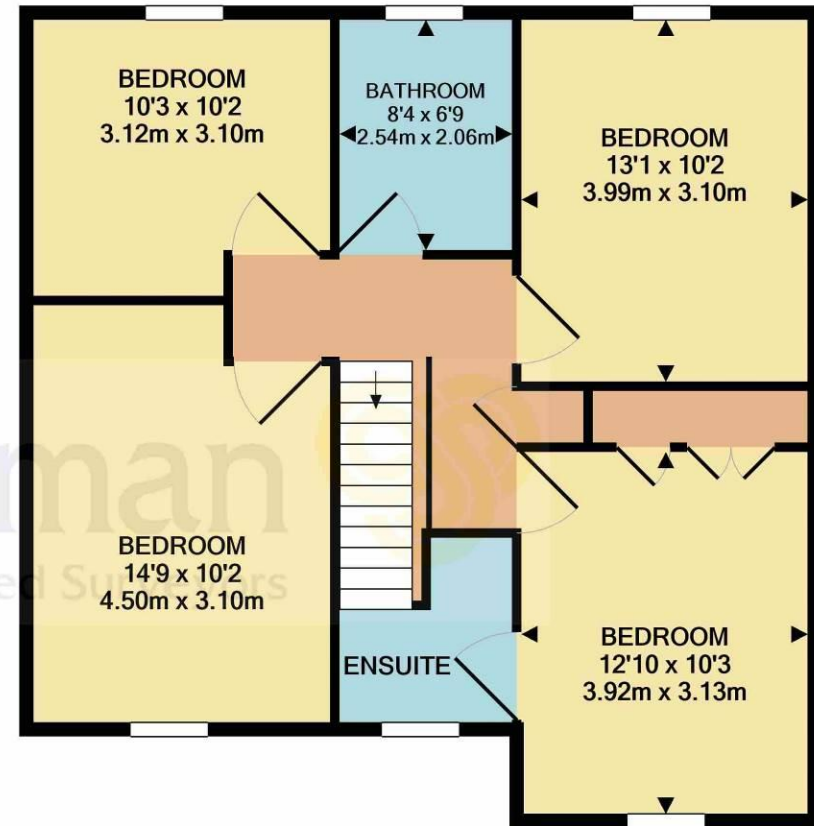
Local Authority/Tax Band: East Staffordshire Borough Council / Tax Band E







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		93 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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