

Tower Road

Burton-on-Trent, Staffordshire, DE15 0NL

John 
German





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£385,000

Set in a highly regarded location with outstanding far reaching rear views is this superb modern detached home with well-designed accommodation including 2 reception rooms, fitted kitchen, master bedroom with en suite, large front garden, generous drive plus good sized rear gardens.



Situated on this highly regarded private road is this superb modern detached home with a well-designed layout, ideal for modern family life. It has an equally impressive plot that enjoys outstanding views across Burton on Trent and beyond including the silhouette of the Peak District in the horizon.

Set behind a good expansive frontage with a generous drive and paved fore garden with established borders. Step inside the reception hall that has a decorative tiled floor and stairs to the first floor.

The lounge is light and spacious courtesy of a front facing bay window and has a focal fire surround. Double doors open into a separate dining room with patio doors framing views and giving access out to the rear garden.

The well appointed kitchen is equipped with a range of attractive base and eye level units with contrasting work surfaces over incorporating a sink and drainer set below the rear facing window. There is an integrated oven and hob, space for further appliances, ceiling spotlights and a door leading to a side hall. Off here doors open to a side entry, a two-piece guest WC and the utility room that has additional appliance space and a window to the rear.

On the first floor the master bedroom is an impressive double with a walk-in wardrobe and its own en suite shower room with a three-piece suite and modern tiling to the walls.

There are three further bedrooms, two of which are double rooms while the fourth is a single, currently used as a study. These all share the spacious family bathroom comprising bath with shower over, WC and wash basin set into a vanity unit, partially tiled walls, ceiling spotlights and a ladder radiator.

The rear garden is a particular highlight with a generous sized lawn surrounded by immaculately maintained and abundantly stocked display borders. As previously mentioned the garden enjoys some outstanding views!

Note: The property is located on a private road with a maintenance charge currently in the region of £16 per annum.

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.

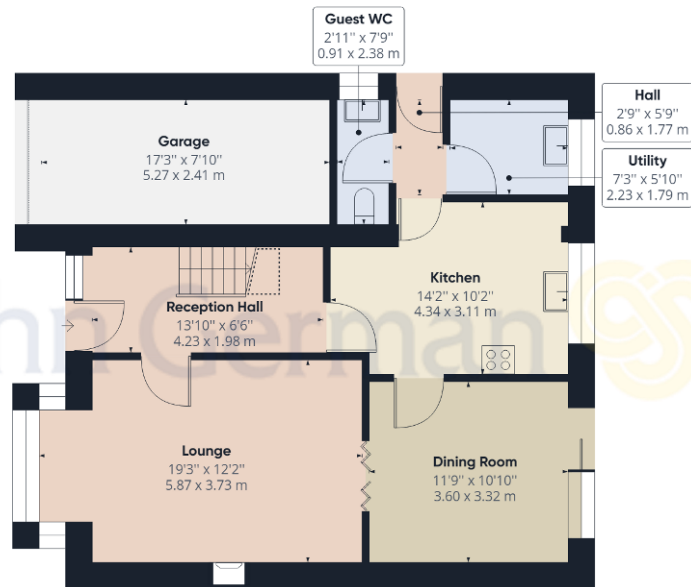
Useful Websites: www.gov.uk/government/organisations/environment-agency
www.eaststaffsbcc.gov.uk

Our Ref: JGA/12082022

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







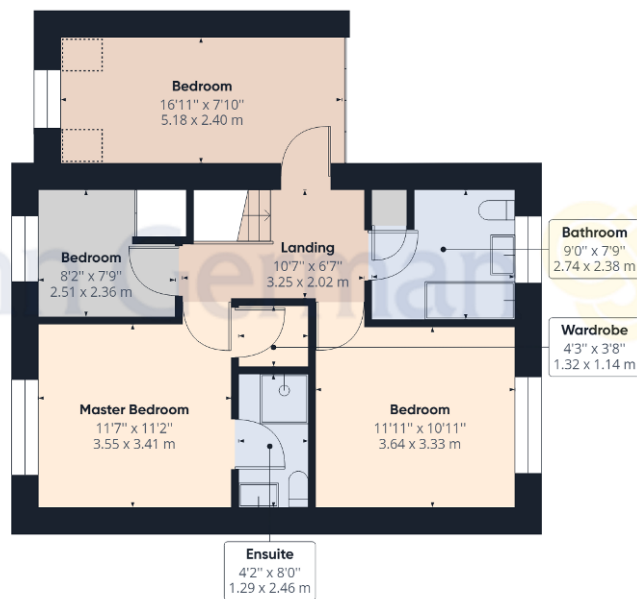
Ground Floor Building 1

Approximate total area⁽¹⁾

1447.95 ft²
134.52 m²

Reduced headroom

23.02 ft²
2.14 m²



Floor 1 Building 1

(1) Excluding balconies and terraces

 Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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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		81 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		



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