

# Ridge End Drive

Burton-on-Trent, Staffordshire, DE13 0RW

John  
German





# Ridge End Drive

Burton-on-Trent, Staffordshire, DE13 0RW

£465,000

NO UPWARD CHAIN

**A wonderful and substantial family home set on a corner plot featuring a fantastic layout including 5 bedrooms, 2 en suite, a superb open plan living and dining kitchen, 2 reception rooms and a double garage.**

Situated on a popular modern development with schools for all ages closeby is this substantial family home with superbly designed accommodation, ready to move into.

A front entrance door opens to a welcoming hall where stairs rise to the first floor and doors lead off. On your right is a good sized study/home office that overlooks the front and could be utilised as a further sitting/family room if required. Across the hall is a light and spacious lounge with a focal point fireplace.

The highlight of the home is the impressive open plan kitchen living and dining room that extends across the full width of the property. The kitchen area has an attractive range of high gloss base, drawer and wall units surmounted by contrasting worktops incorporating a sink and drainer set below a rear facing window. Integral appliances include a double oven, hob and fridge freezer. Tiled floor runs underfoot and continues into the dining area where that has French doors out to the rear patio, ideal for outdoor dining and entertaining. The living area has wood effect flooring and dual aspect windows including a bay window to the side.

Off the kitchen a useful utility room has base units, worktop with a sink and drainer, appliance space and an outer door. A tiled floor continues into the adjacent guest's cloakroom fitted with a two-piece suite.

On the first floor there are five bedrooms, the master bedroom and bedroom two both have the luxury of their own modern en suite shower rooms with attractive complementary tiling.

The stylishly appointed family bathroom is a great size with contemporary wall tiling, a roll top bath with rainfall shower over, fitted vanity unit with useful storage also incorporating a wide wash basin and concealed cistern WC.

To the front is an attractive landscaped garden with blue slate shale display areas either side of the front path and entrance door. A driveway to the side leads to a detached double garage with twin electric front entrance doors and a pedestrian door to the rear garden. From the drive, gated access leads to the rear garden that has a paved patio extending to a pathway, a shaped lawn plus a further patio seating area, a perfect place to sit and enjoy the sun.

**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](http://www.gov.uk/government/organisations/environment-agency)  
[www.eaststaffsb.gov.uk](http://www.eaststaffsb.gov.uk)

**Our Ref:** JGA/19102022

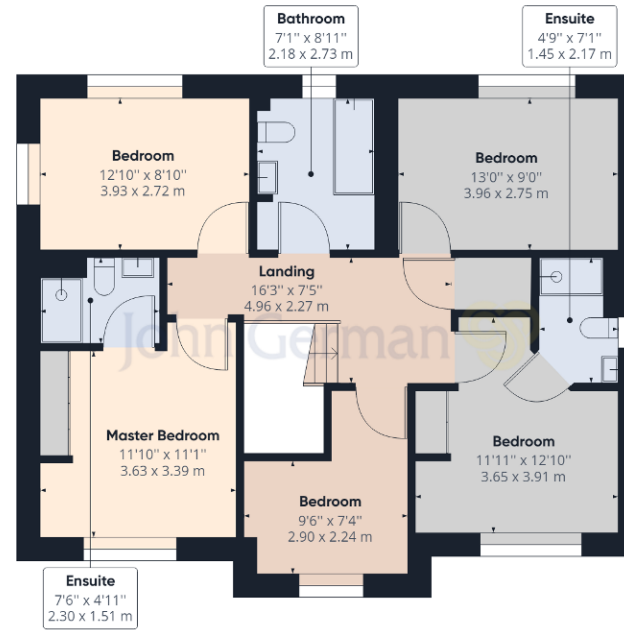
**Local Authority/Tax Band:** East Staffordshire Borough Council / Tax Band E



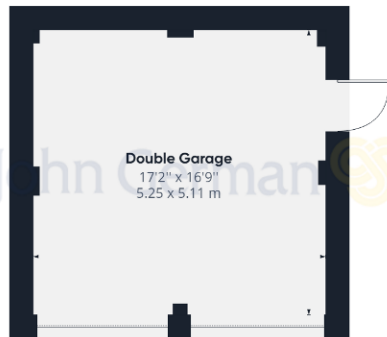




**Ground Floor** Building 1



**Floor 1** Building 1



**Ground Floor** Building 2

**Approximate total area<sup>(1)</sup>**

1992.82 ft<sup>2</sup>

185.14 m<sup>2</sup>

(1) Excluding balconies and terraces

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.

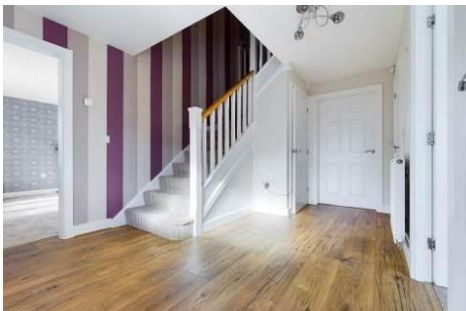
### Referral Fees

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



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