

Byrkley Drive

Rangemore, Burton-on-Trent, DE13 9RN

John German





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£470,000

A lovely country cottage set in rural surroundings enjoying views across fields featuring a superb modernised interior with a well designed layout together with a detached garage/outbuilding that offers further potential. John Taylor catchment.



Situated in an idyllic rural location with fantastic rear views over fields is this charming character semi detached cottage. It has been upgraded and enhanced by the current owners with scope and potential to improve further in addition to a large detached garage/outbuilding, ideal for car enthusiasts or somebody seeking a workshop.

The neighbouring village of Barton under Needwood offers a wide range of amenities including shops, post office, public houses, doctors surgery, pharmacy, eateries, sports clubs, Barton Marina and schooling at all levels including the highly regarded John Taylor High School. The property is also within easy reach of St. George's Park, Burton on Trent, Lichfield, Uttoxeter and the A50.

Accommodation - A canopy entrance opens into the hallway with a useful under stairs storage and doors leading off. On your right is a cosy dual aspect lounge with a focal brick fireplace and attractive tiled floor.

The superb open plan dining kitchen is a fantastic space, ideal for family life and entertaining with a smart tiled floor throughout. The kitchen area has an extensive range of units with wood block worktops over and a matching central island. A feature window seat overlooks the rear garden and appliances include a range style cooker/boiler, microwave, ceramic Belfast sink plus space for a large fridge freezer. The dining area has French doors out to the rear garden and this area flows seamlessly into a living/sitting area with plenty of space for soft seating and also has French doors out to the rear garden.

Off the kitchen is a useful utility room with further units, additional appliance space and a door to a guest's cloakroom fitted with a two-piece suite.

On the first floor the impressive master suite has a window framing views over the garden and fields beyond. It has a good sized dressing room with skylight and a modern tiled en suite with walk-in shower area, WC and wash basin set into a vanity drawer unit.

Bedroom two enjoys a dual aspect and some beautiful views, also with the luxury of its own en suite shower room. Bedroom three is another good sized bedroom with rearward views and lies opposite the family bathroom having a freestanding bath and separate shower area all complemented by contemporary wall tiling.

The property has the benefit of an expansive driveway providing plentiful parking and double timber gates open to the generous rear garden which has a block paved area and lawn. It is ready to landscape and would make a wonderful haven to sit and take in those rural views. A brick outbuilding/garage has timber entrance doors and a pedestrian rear door in addition to a log store.

Notes: We understand the property is situated in a conservation area.

The private road to the property is owned by the garden centre however this property has a right of access.

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

Services: Solid fuel central heating by Wamsler. Drainage is via a cesspit shared with a neighbour. Mains water and electricity 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

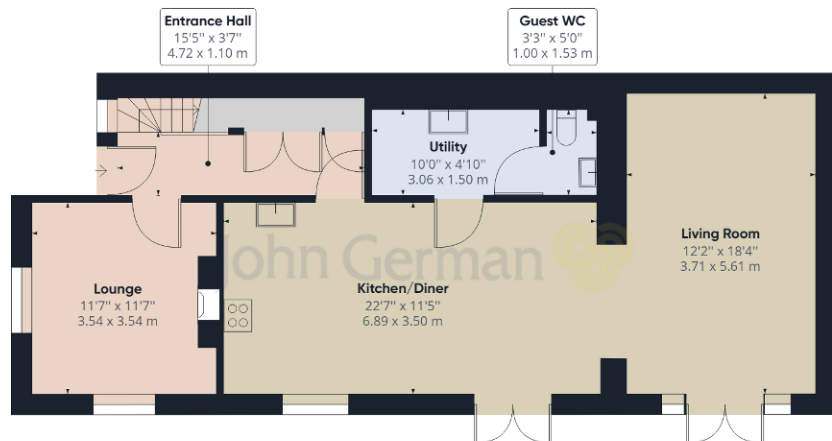
www.eaststaffsbc.gov.uk

Our Ref: JGA/21102022

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







Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

1802.20 ft²

167.43 m²

Reduced headroom

56.03 ft²

5.20 m²

(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		
69-80	C		
55-68	D		58 D
39-54	E	46 E	
21-38	F		
1-20	G		



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