

Thrift Road

Burton-on-Trent, DE14 3LJ

John 
German





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Offers over £400,000

John German are delighted to present this fantastic four bed family home that boasts three reception rooms, a double garage, four double bedrooms and a landscaped garden.



Step through the main entrance door into the welcoming reception hallway with doors leading off to the study, kitchen, family lounge and dining room.

The family lounge is generously sized with ample space for seated furniture, there are double glazed bay windows to the front elevation allowing for plenty of sunlight along with a gas fire at the focal point of the room.

The study is a versatile reception room which provides practical space for working from home or alternatively could be used as a playroom or snug.

The dining room is accessed through a sliding glass panelled door, here you will find plenty of space for a dining room table and chairs with the entrance into the conservatory at the rear through double French doors.

The kitchen has double glazed windows to the front elevation with a range of ivory American oak wall cabinets that wrap around two walls with space and connections for a range cooker, wine cooler, American style fridge/freezer and a dishwasher and also a breakfast bar situated on the right-hand side which provides seating.

Finishing off the downstairs accommodation is the utility room which has ample space for house appliances along with practical downstairs WC.

To the first floor you will find four sizeable double bedrooms with the master bedroom benefiting from an en-suite equipped with a power shower, hand wash basin and WC. There is a family bathroom situated between bedroom three and four which similarly includes a bath, shower, hand wash basin and WC.

Outside to the rear there is a fantastic south facing landscaped garden which is predominantly laid to lawn with an extended slabbed patio area which makes the perfect spot for summer furniture. To the front there is a double width tarmac driveway which leads to a detached garage providing parking for multiple cars.

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.

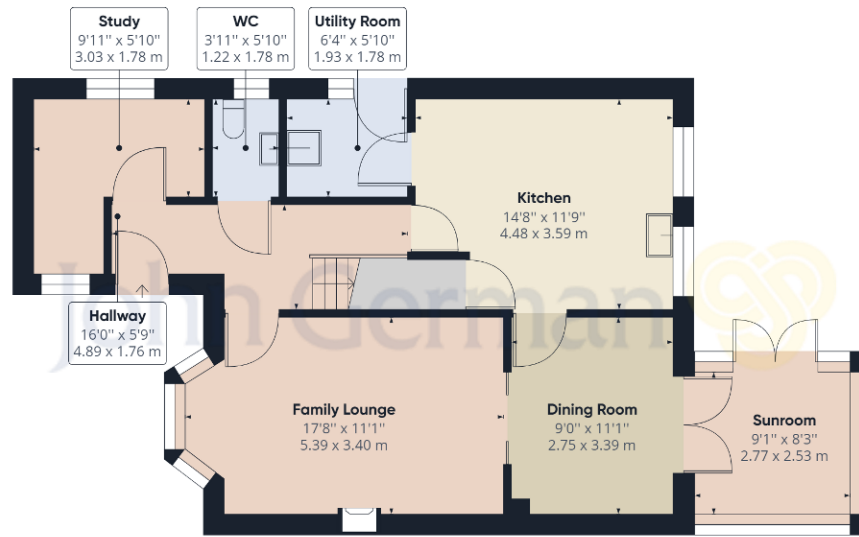
Useful Websites: www.eaststffsbcc.gov.uk

Our Ref: JGA/11112022

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





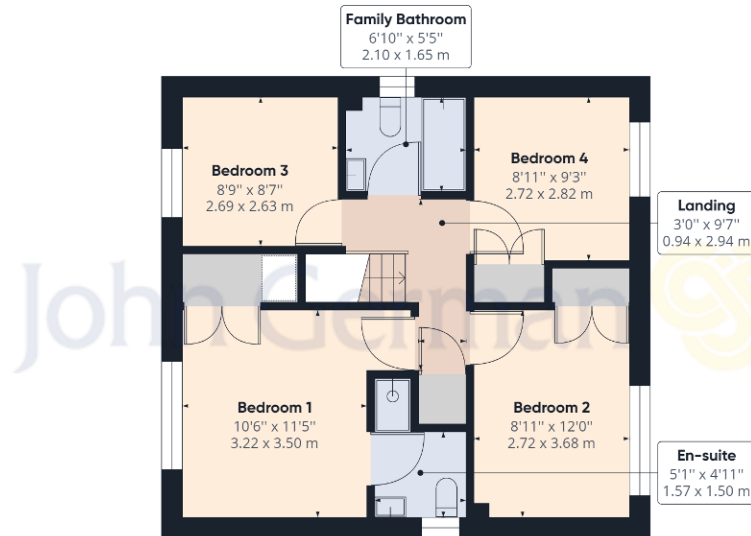


Ground Floor

Approximate total area⁽¹⁾

1342.21 ft²

124.70 m²



Floor 1

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



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