

Harbury Street

Burton-on-Trent, DE13 0RY

John German





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£350,000

A wonderful family home with plenty of space including four good size bedrooms, luxury bathroom & three reception rooms providing versatility together with a good size drive & beautiful landscaped gardens in a well established non estate location.



Enjoying an established residential location is this beautiful traditional home that is ready to move into with an outstanding rear garden enjoying a southerly aspect.

Set back from the street behind a good sized driveway, a side entrance door opens into the hallway where stairs rise to the first floor. A door opens into a good sized dining room overlooking the front and having a wide arch opening into a sitting room/snug that enjoys views over the rear garden.

The good sized separate lounge has a front facing bay window and a fire surround housing a living flame gas fire.

At the heart of the house is a well appointed breakfast kitchen equipped with a range of base, drawer and wall units with worktops over incorporating a sink and drainer unit and complementary modern tiled splash backs. Integrated appliances comprise an oven, hob, extractor hood and the room has plenty of space for a dining table. A door opens to a good sized utility room with space for further appliances, a storage cupboard and a practical rear entrance door. Off this room is a shower room having a three piece suite.

On the first floor there are four bedrooms, the master is a particularly impressive double with fitted wardrobes and a front facing bay window. The three further bedrooms are all generously sized.

The modern family bathroom has a panelled bath, WC, wash hand basin set into vanity unit with storage cupboards, stylish wall tiling and a contemporary ladder towel radiator.

One of the main highlights of this property is the stunning rear garden that have been lovingly maintained beginning with an extensive paved terrace, ideal for outdoor dining and entertaining alongside a slightly raised decking area with gazebo over, offering an additional seating area. Beyond this are neat good sized lawns surrounded by abundantly stocked display beds and borders.

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.eaststaffsbc.gov.uk

Our Ref: JGA/19052023

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





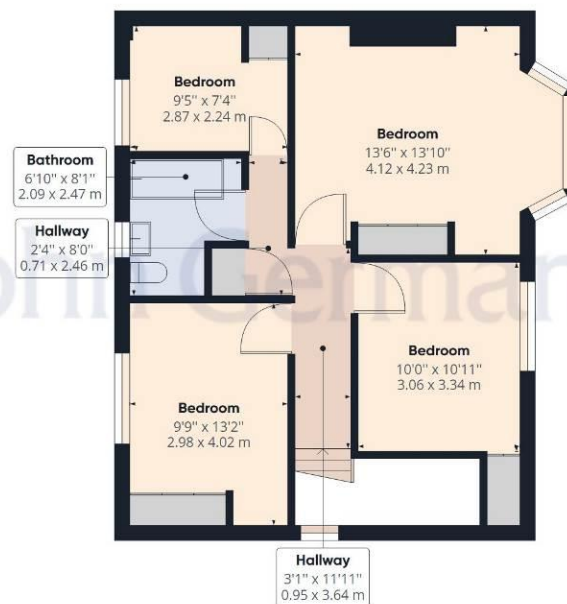


Ground Floor

Approximate total area⁽¹⁾

1462.57 ft²

135.88 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.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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