

Oak Road

Burton-on-Trent, DE13 0QW

John
German





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£340,000

Impressive double fronted detached home that is beautifully presented throughout and ready to move into with the benefit of an open aspect to front. Highlights include a superb L-shaped living/kitchen/dining room, cosy lounge, master bedroom with en suite, good sized drive and detached garage.

Situated on a popular modern development at the top of Reservoir Road in Burton-on-Trent is this superb detached double fronted home, occupying a lovely end of private drive position serving just three properties with a good sized driveway and a detached single garage. The house is surrounded by attractive landscaped gardens with a path leading to up to the front entrance door which opens into the reception hall with staircase off to first floor and doors leading off.

There is a cosy lounge having a decorative focal point fireplace with shelving and spotlights on either side, and a window framing views to front.

The highlight of the ground floor is an L shape open plan living/kitchen/dining room, perfect for modern family life and entertaining. The kitchen area is fitted with a range of base and eye level units with worksurfaces over incorporating a breakfast bar, integrated double oven, extractor, fridge, freezer and dishwasher. There is a good sized dining area with French doors opening out to the rear garden and the living/sitting area is perfect for a sofa and TV to relax. From this area a door opens into a useful utility room with additional base and eye level units, space for further appliances and door to the rear garden.

To the first floor, the landing has doors to four bedrooms and the well appointed and stylish family bathroom comprising bath with shower over and shower screen, pedestal wash hand basin, WC and chrome towel rail/radiator.

The master bedroom is a generous double with high ceiling, fitted mirrored wardrobes providing plenty of storage and a door opening into a contemporary en suite shower room with shower cubicle, pedestal wash hand basin, WC and towel rail/radiator.

To the rear, the garden has been beautifully landscaped with a large paved terrace, ideal for outside dining together with shaped lawns, well established borders and a decked seating area at the top of the garden with side entrance to driveway.

Note: We understand there is an estate management fee, currently £250 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

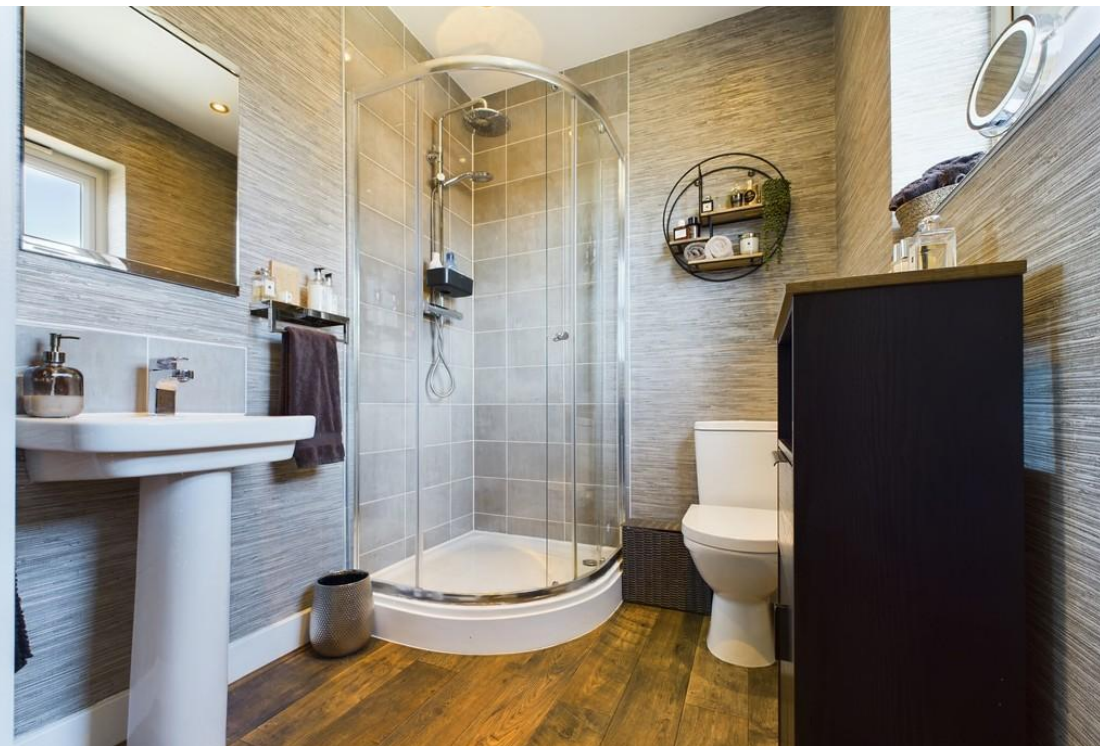
Our Ref: JGA/07062023

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



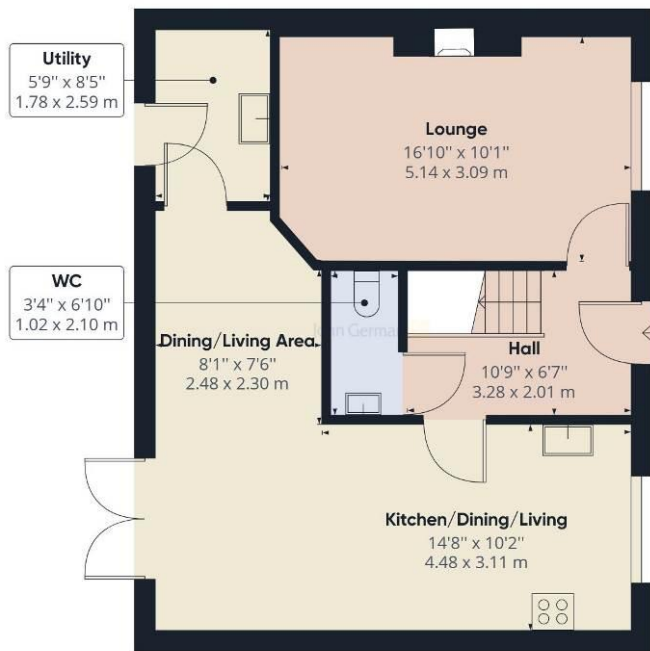




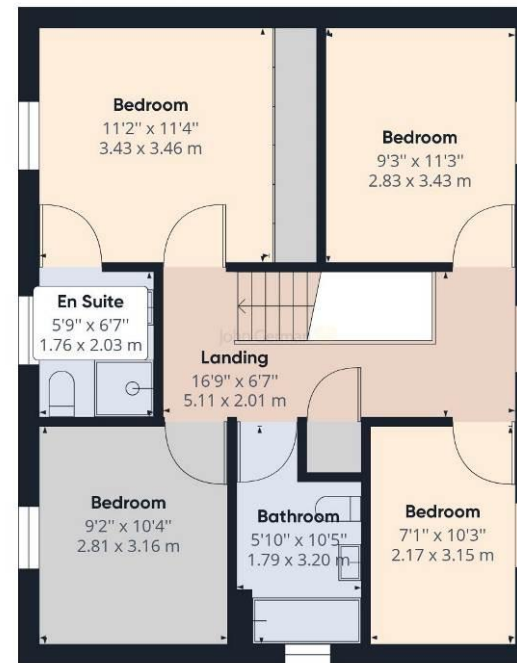








Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

1483.93 ft²

137.86 m²

(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		94 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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