

Farm Road

Burton-on-Trent, Staffordshire, DE13 0XQ



A superb dormer home boasting a flexible layout with plenty of accommodation ideal for modern family life together with a good sized drive and garage, set in a popular location handy for schools.

£235,000

John German

This semi detached dormer style home offers plenty of space perfect for a family or a retired buyer looking to downsize but still having plenty of room. Set in a popular residential location in easy reach of local schools, a Co-Op store and the Queens hospital.

A side entrance door opens to the hall where stairs rise to the first floor and doors lead off.

The lounge offers an impressive and spacious reception room with a contemporary living flame gas fire and a large front facing picture window. Double doors open to the kitchen fitted with a range of base and eye level units, contrasting worktops that extends into a breakfast bar and modern tiled splash backs. There is an integrated oven, hob and extractor plus space for further appliances. A window overlooks the rear and a door opens to the garden.

Off the rear hallway are two ground floor good sized bedrooms, one of which has built in storage and is currently used as a dining room.

Completing the ground floor is a smart modern bathroom with jacuzzi style bath with shower and screen over, wash basin and WC set into a storage unit plus complementary tiled walls.

On the first floor are two bedrooms, the master being an impressive double with built in storage.

Set behind a broad driveway providing plentiful parking and access to a single garage with an up and over entrance door and pedestrian door at the rear to the garden.

To the rear is an extensive paved patio perfect for outdoor dining and entertaining beyond which lies a slightly raised shaped lawn surrounded by immaculately maintained display borders.

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

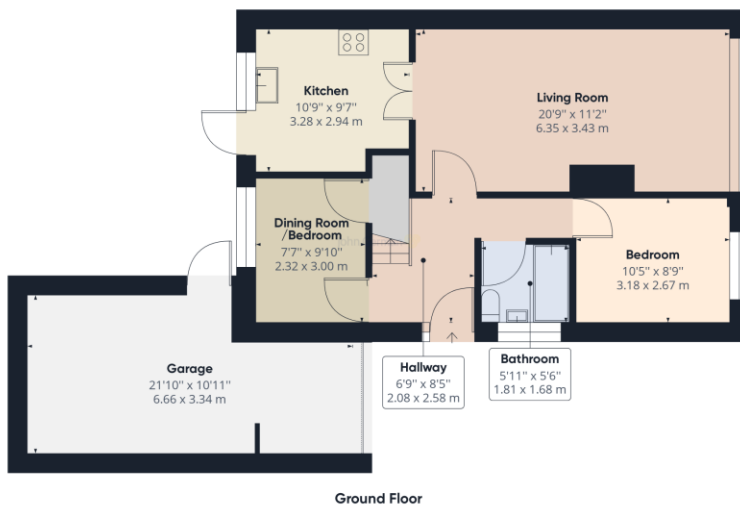
Services: Mains water, drainage, electricity and gas are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

Useful Websites:

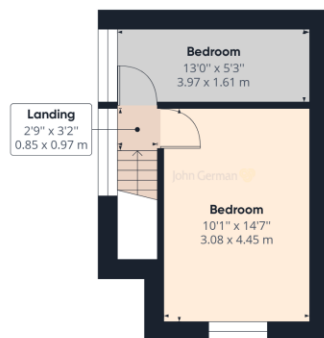
www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/04072023

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



Ground Floor



Floor 1

John German

Approximate total area⁽¹⁾
1059.11 ft²
98.39 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.

GIRAFFE360





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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 85 B |
| 69-80 | C | | |
| 55-68 | D | 58 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

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