

Marlborough Crescent

Burton-on-Trent, DE15 9DE



This immaculately presented four bedroom home is jam packed full of features and presents as if it was brand new. Situated on a picturesque street in a much sought after part of Burton this attractive property benefits from driveway parking and garage, lounge, kitchen/diner, utility and four excellent sized bedrooms. Located close to local schools, parks, shops and transport links, this property is the ideal family home.

£275,000

John German 

As you enter into the bright hallway you will notice the stylish décor straight away. Off the hall is the beautifully presented, spacious lounge with a large front facing bay window allowing natural light to flood the space.

Further along the hallway you enter the hub of the home, the large kitchen/diner is the perfect place to entertain friends and family. The kitchen itself is fitted with a range of wall and base mounted cabinets with wooden worktops over, inset Belfast sink with window above overlooking the rear garden, integrated gas hob with oven below and extractor above and space for a washing machine. The kitchen overlooks the light and spacious dining space which has ample room for a dining table and chairs, with patio doors giving access to the raised section of the rear garden.

The home has been extended to provide a downstairs cloakroom with WC and pedestal wash hand basin, and a large utility room which are situated off the kitchen and really adds to the functionality of the home. The utility room is fitted with wall and base units with worktops over, inset stainless steel sink and drainer, space for appliances and a door giving access to the garage.

Off the first floor landing are four excellent sized bedrooms and family bathroom. The master bedroom is a lovely size and has been freshly decorated making it the ideal space to retire to after a long day. The second bedroom is extremely spacious and lends itself to being both a bedroom and a living space in one, making it an ideal teenagers or guest bedroom. The third and fourth bedrooms are also both very generous.

The family bathroom is fitted with a traditional style white suite comprising bath with mixer tap and shower attachment, separate shower cubicle, pedestal wash hand basin, WC and window to rear.

The impressive rear gardens have multiple zones for added flexibility. The raised section is an extension to the dining space and is a great space to entertain. The lower section is an ideal space for the children to play and there is the added benefit of a paved patio area and large garden shed.

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.eastsaffsbc.gov.uk

Our Ref: JGA/20072023

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







Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		



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Agents' Notes

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