

Brough Road

Burton-on-Trent, DE15 0DH

John German






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£495,000



Welcome to what is truly a one off property – this special home has been fully refurbished to an exceptionally high standard. This 5 bedroom, 3 bathroom home is jam packed full of features including masses of parking, large rear garden, chefs kitchen, extra large rooms and finished with only the best fixtures and fittings. The property has 2 entrances and would be an ideal spot to run a home business from. Located close to quality schools, parklands and shops this really is the ideal family home.

As you enter through the impressive gates this private residence sits proudly above. The large driveway offers a massive amount of parking. Through the entrance you will be welcomed by a large entrance, to the right hand side you will see the extra large lounge room. This space will suit the biggest of families and has a lovely grand feel to it. The lounge overlooks the large immaculately presented gardens. Through double doors you enter the massive open plan kitchen and dining room. This opulent space again overlooks the lush gardens. The dining space is the ideal spot to host the most lavish dinner parties and family get togethers. The chefs kitchen is absolutely stunning. The Kitchen is comprised of masses of storage, a huge amount of work space inclusive of a massive stand alone island/breakfast bar, quality integrated appliances, it really is the ultimate kitchen.

The Gardens themselves can be access from huge patio doors, there is a substantial paved patio area for entertaining and a huge lawn area perfect for children and pets. At the rear of the garden there is also a separate parking area in addition to the front driveway allowing easy access without usage of the stairs.

3 of the minor bedrooms are located on the left of the entrance hall. The 3 bedrooms are immaculately presented and have lovely high ceilings. They all make ideal childrens bedrooms or guest rooms. They are all serviced by a sparkling spacious family bathroom which is finished off beautifully with high quality materials and is comprised of a large bath/shower, WC and vanity sink.

The master suite is the perfect space to retire to after a long day. The large light filled room comes complete with a large walk in robe and stunning ensuite consisting of a large shower, WC and sink.

The downstairs accommodation would make the ideal granny flat or home office. There is a large separate living room which is currently a games room but has so many uses. The bedroom is a great size and comes with its very own ensuite making it an ideal space for older children or when family visit, it even has the benefit of its very own entrance.

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: JGA27072023

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







Ground Floor

Approximate total area⁽¹⁾
 2215.60 ft²
 205.84 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		
69-80	C		75 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		



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