

Luton Mews

Burton-on-Trent, DE15 9PN

John 
German





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£415,000

An impressive modern detached family home with a superb open plan kitchen/dining/family area within an attractive modern development of homes.



This impressive four bedroom detached family home enjoys a delightful position within the sought after development of homes completed in 2021 by the reputable developers Strata Homes. Benefitting from contemporary open plan kitchen/dining/living, four double bedrooms, two en-suites and much more.

Burton's town centre has an excellent range of amenities including shopping centres, leisure facilities, restaurants, bars, pubs and a cinema. The property lies within the catchment for the Violet Way Academy for primary education and Paulet High School for secondary. The property is ideally placed for commuter routes such as the A511, A38, M6 and M6 toll roads.

Internally the property comprises entrance door opening into the light and inviting hallway with tiled flooring, carpeted stairs rising to the first floor landing and doors off into the storage cupboard, living room and open plan kitchen/dining/living space.

The heart of the home is the stunning open plan kitchen/dining/living area which is fitted with a beautiful grey kitchen with an extensive range of wall and base units complemented with glass splashbacks and under cabinet lighting, clever storage solutions and a selection of integrated appliances. This room has been cleverly designed for modern family living and entertaining with the spacious living area and generous dining space offering an ideal space for family life and social events. The large open plan space has tiled flooring throughout, useful understairs storage space, LED spotlights to the ceiling and French doors leading out to the rear garden.

From the kitchen there is a door leading to the separate utility room and guest cloakroom.

The property also has a separate lounge situated to the front of the property, with carpeted flooring, two ceiling light points and a window to the front aspect.

Upstairs the property boasts four double bedrooms, all of which benefit from fitted wardrobes and the largest two also have their own en-suites.

The modern family bathroom has grey tiled walls and flooring, white panelled bath with mains shower, chrome heated towel rail, low level WC and wash hand basin.

Outside to the front of the property is driveway parking for three to four cars and access into the single garage with up and over door. To the rear of the property is a fully enclosed garden with large patio seating area, a stoned area ideal for a table and chairs and lawned garden.

Please note, there is an estate management fee of £124 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.

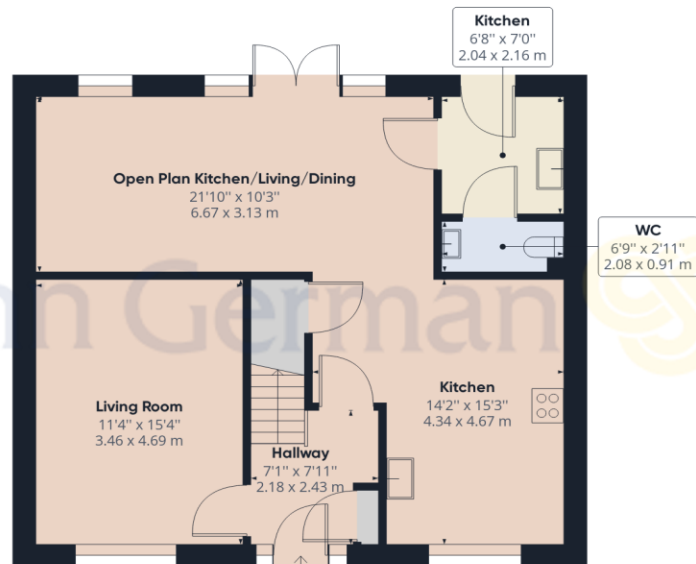
Useful Websites: www.gov.uk/government/organisations/environment-agency
www.eaststaffsbc.gov.uk

Our Ref: JGA/03082023

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





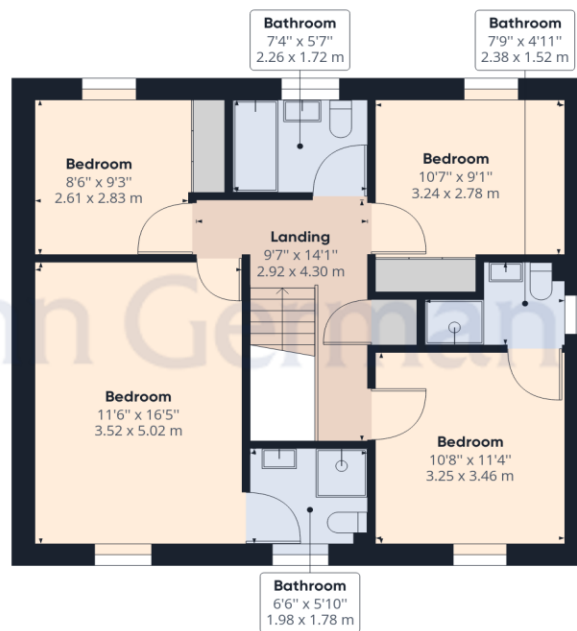


Ground Floor

Approximate total area⁽¹⁾

1476.30 ft²

137.15 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		93 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



John German

129 New Street, Burton-On-Trent, Staffordshire, DE14 3QW

01283 512244

burton@johngerman.co.uk

Ashbourne | Ashby de la Zouch | Barton under Needwood
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JohnGerman.co.uk Sales and Lettings Agent



