

Furrows Drive

Burton-on-Trent, DE13 0RH

John 
German





Furrows Drive

Burton-on-Trent, DE13 0RH

Guide Price £650,000

An outstanding detached residence of 2628 sq.ft offering an abundance of space and a versatile layout including 4 reception rooms, a large dining kitchen, 5 bedrooms, 2 en suites and a double garage, set on a substantial garden plot enjoying a high degree of privacy.



This outstanding family home offers an abundance of space and storage, situated in a secluded end of cul de sac position, on a spacious garden plot enjoying a high degree of privacy. It is in a convenient location with schools for all ages closeby, excellent transport links via the A38 and Burton's town centre is just a short drive away.

Step inside the spacious reception hall with stairs rising to the galleried landing. The lounge is a lovely character room with a recessed brick fireplace and French doors opening to the rear garden. Also off the hall is a separate front facing study and a dining room that also overlooks the front.

A snug/family room adjoins the large dining kitchen equipped with a comprehensive range of units with complementary worktops over and a range of integrated appliances including a double oven, hob, extractor hood, fridge freezer and dishwasher. There is a rear facing window, plenty of room for a large dining table and a door into the adjacent utility room with base units, worktop, space for appliances, an outer door and a useful internal door into the double garage.

The first floor galleried landing has a front facing window and doors to the bedrooms and bathroom. The impressive master suite comprises an extremely spacious bedroom, a dressing room with fitted mirrored wardrobes and an en suite bathroom.

Bedroom two is another double room with a built in wardrobe and the luxury of its own en suite shower room. Bedrooms three, four and five are all double rooms with fitted wardrobes and share the use of the family bathroom fitted with a four piece suite.

The gardens are also a real highlight of the home and are set over two levels, enjoying a high degree of privacy. A paved patio surrounded by pretty planted borders extends into a pathway with immaculate lawns either side surrounded by abundantly stock display borders. Steps lead down to a further wide stretch of lawn with plants, shrubs and trees. A side gravelled garden provides an additional seating area. Gated access leads to the front where there is a driveway providing ample parking leading to the double garage with electric up and over doors. The property has the benefit of an electric Pod Point Solo 3 tethered car charger on the front wall of the garage.

Note: The property is accessed via a shared drive.

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/19092023

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



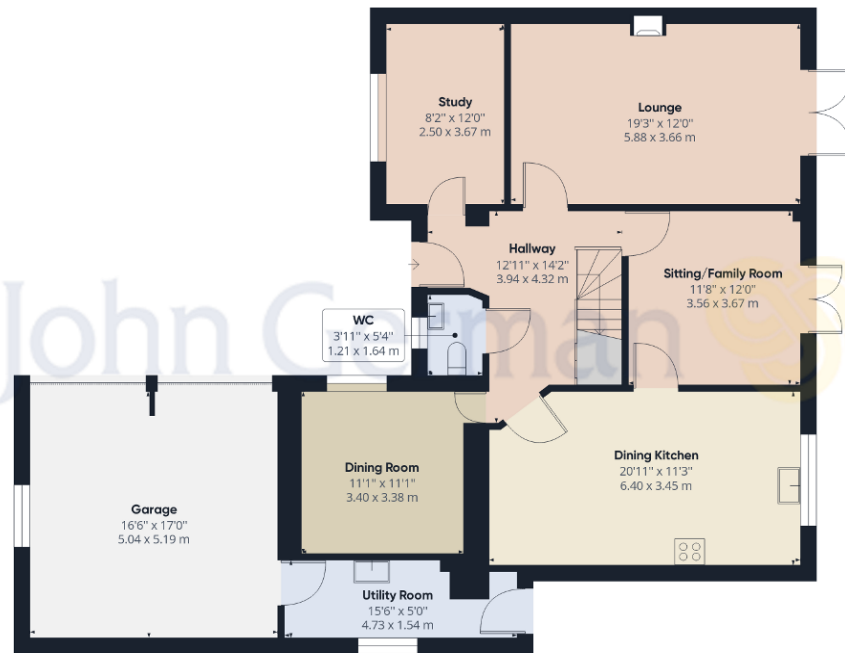




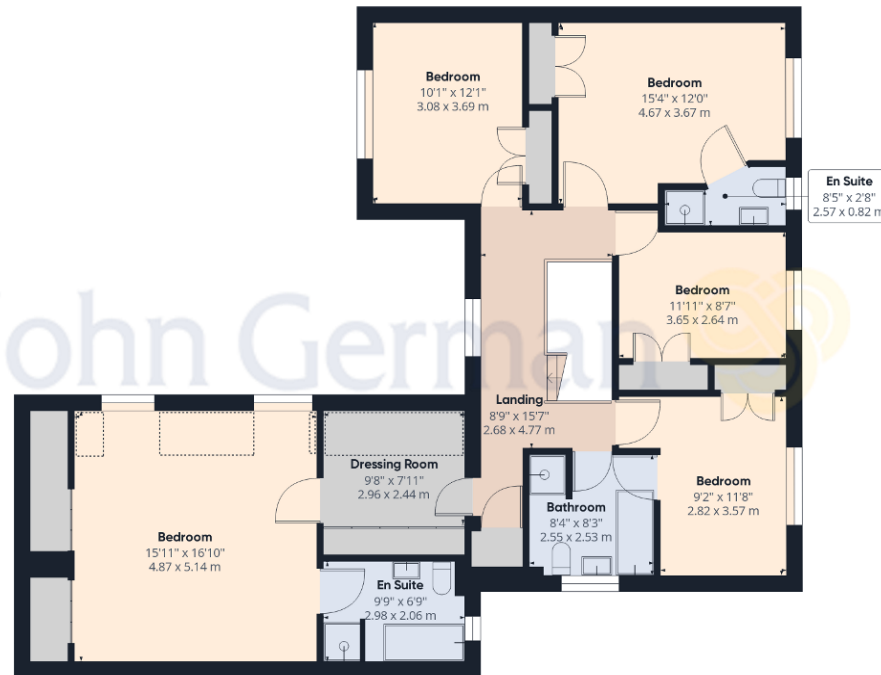








Ground Floor



Floor 1

Approximate total area⁽¹⁾

2628.04 ft²


244.15 m²

Reduced headroom

52.28 ft²

4.86 m²

(1) Excluding balconies and terraces

 Reduced headroom
(below 1.5m/4.92ft)

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



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	74 C	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
 Burton upon Trent | Derby | East Leake | Lichfield
 Loughborough | Stafford | Uttoxeter

JohnGerman.co.uk Sales and Lettings Agent



