

Doveridge Road

Burton-on-Trent, DE15 9GB

John 
German





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£370,000

This detached tri level home has multiple reception rooms, a large double garage, renovated kitchen and views over the countryside. The property is well located on a quiet street in Brizlincote Valley and is a short distance away from local parks, pubs, eateries and has fantastic school catchment.



As you pull up to the home you first notice the huge garage which is built under the property. Up the stairs you enter the property into the main entrance hall. The dedicated office is located to the left hand side which is ideal for people who work from home.

The main lounge is on the right hand side of the property. This spacious room overlooks the valley and gets fantastic natural light and has a lovely feature fire place. The lounge flows nicely into the dining room through double doors, ideal for entertaining. There is a conveniently located cloakroom on the hallway that leaves the dining room.

The kitchen is located at the rear of the home and has been recently renovated offering masses of storage options, a range of in built appliances plus quartz worktops, surrounds and splash backs. There is also a bonus utility room with extra storage and room for appliances.

The rear gardens consist of a large patio area with steps to access the three tiers - two tiers of lawns with mature flowering beds and one tier with trees and shrubs

The first floor consists of three secondary bedrooms, family bathroom and master suite with en suite.

The secondary bedrooms are all a fantastic size and will easily take double beds. The family bathroom comes complete with a bath, separate shower, sink and WC.

The master suite is absolutely huge and will easily take a king bedroom and additional furniture. The bedroom is complimented by an en suite with a shower, sink and WC.

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

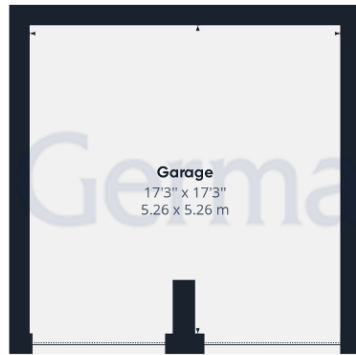
www.eaststaffsb.gov.uk

Our Ref: JGA/24102023

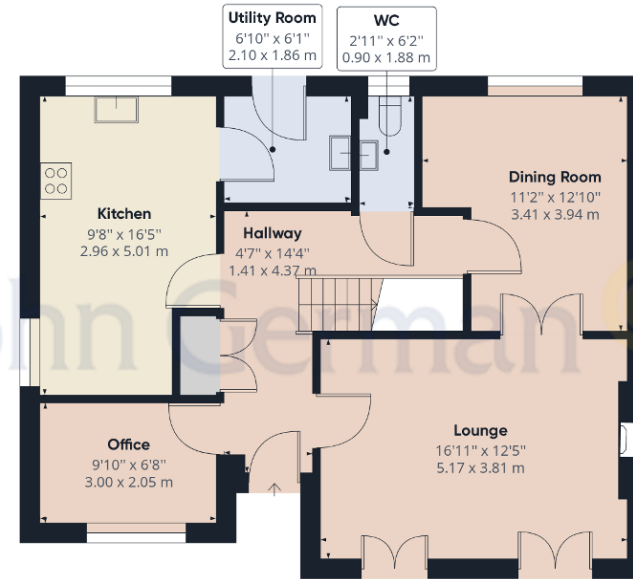
Local Authority/Tax Band: East Staffordshire Borough Council / Tax Band E







Ground Floor

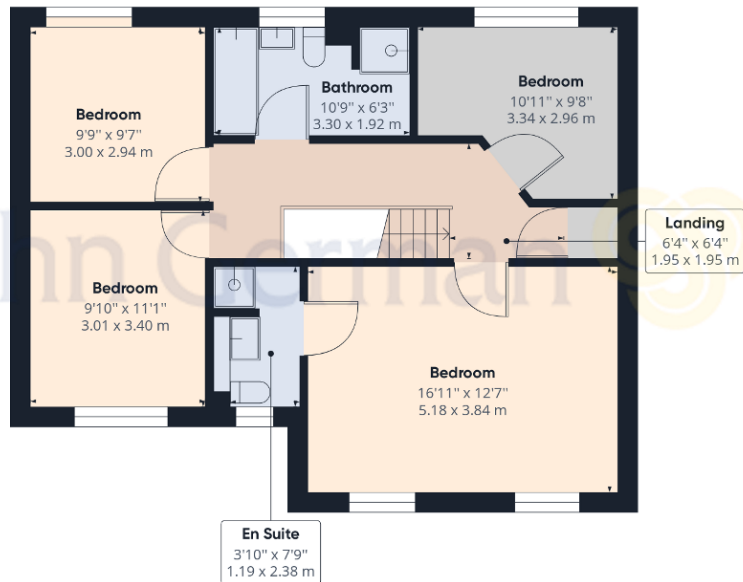


Floor 1

Approximate total area⁽¹⁾

1788.82 ft²

166.19 m²



Floor 2

(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		81 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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