



This well maintained 3 bedroom detached bungalow is the perfect property if you are looking at downsizing. With features including a large kitchen, conservatory & separate garage. The property is located on a quiet cul de sac, a short distance away from local shops, parks & Burton Golf Club.

Offers in excess of £180,000

John German

As you enter the home into the main hallway, you first come to the three bedrooms and bathroom. The first bedroom is a small double bedroom, it could double as an office or guest bedroom for grandchildren etc. The master bedroom is next and is very generous. The third bedroom again would make a good child's bedroom or home office/craft room. The bedrooms are all carpeted and benefit from neutral décor.

The bathroom has been adapted for disability, it is a large shower room that features a wash hand basin, WC and walk in shower. There are also rails in the bathroom to help with mobility.

The kitchen itself is a great size, with overhead and under counter storage, plenty of worktop space with a built in oven, hob and extractor.

At the rear of the home is a large open plan living/dining area which is very generous in size and is an ideal space to entertain with family and friends. The lounge benefits from an electric fire and neutral décor. It also has direct access out into the conservatory at the rear of the home.

The gardens themselves are fairly low maintenance, there is large paved patio area and garden beds. The garden also has access into the garage at the rear of the home.

**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](http://www.gov.uk/government/organisations/environment-agency)

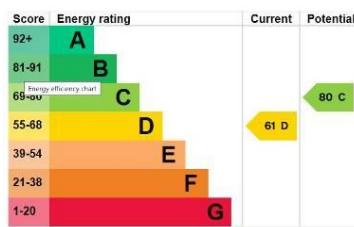
[www.eaststaffsbc.gov.uk](http://www.eaststaffsbc.gov.uk)

**Our Ref:** JGA/10112023

**Local Authority/Tax Band:** East Staffordshire Borough Council / Tax Band C







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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.