

Fern Tree Walk

Burton-on-Trent, DE13 9TX



An exceptional and attractively presented contemporary modern home with lovely landscaped gardens in a highly desirable location.

Guide Price £265,000



John German

This attractive property enjoys a generous corner plot within a small cul de sac served by a private shared drive with field views to the side and in a most desirable location.

A double glazed entrance door leads you directly into the entrance hallway which has stairs leading off together with an attractive fitted cloakroom WC.

Off to your right is a contemporary and attractively fitted kitchen having an excellent range of base and wall cupboards surmounted by contrasting worktops, inset one and half bowl sink and mixer taps, inset four ring gas hob having stainless steel splashbacks, extractor hood over and matching built in oven below. Additional appliance space is provided with plumbing for a washing machine and an integrated fridge freezer and cupboard housing the gas fired combination boiler.

To the rear of the property is a spacious living room offering excellent space for dining and seating having a period style decorative cast iron fireplace and surround, patio doors leading directly onto the attractive landscaped garden and a very useful under stairs storage cupboard.

To the first floor, there is a galleried landing with balustrade. The master bedroom sits to the front with built in wardrobes. Adjacent to this is a well fitted contemporary bath/shower room having panelled bath in tiled surrounds with mixer shower over, low level WC, pedestal wash hand basin and impressively a tiled shower having glazed enclosure and a chrome heated towel rail.

Bedroom two lies to the rear which is also an attractive double having fitted wardrobes whilst there is an additional bedroom three which could equally serve as a useful home working study.

To the front of the property, there is a fore garden with lawned area and paved path, together with a drive leading to the side providing ample parking for two cars with an EV charger and a single garage having up and over door. To the rear of the property as previously mentioned, there is a very attractively landscaped rear garden having spacious patio area with lawns and raised borders.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Property construction: Brick

Parking: Shared private drive & garage

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Gas central heating

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: Virgin fibre cable

See Ofcom link for speed: <https://checker.ofcom.org.uk/>

Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

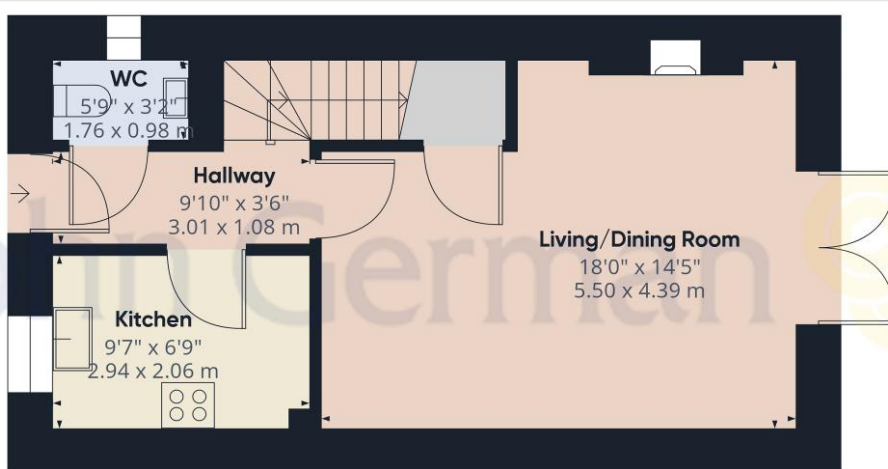
Local Authority/Tax Band: East Staffordshire Borough Council / Tax Band D

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

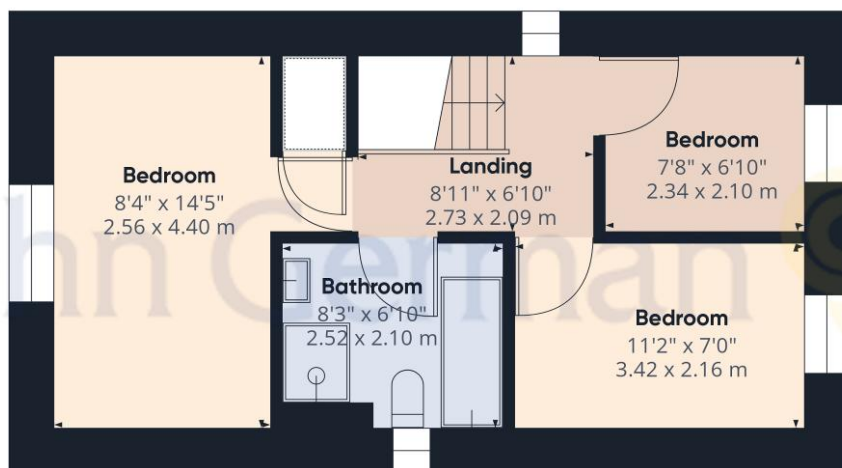
www.eaststaffsbc.gov.uk

Our Ref: JGA/17012024

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Ground Floor



Floor 1

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Approximate total area[®]
752.79 ft²
69.94 m²

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.

GIRAFFE 360





Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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