

# Bishop Close

Burton-on-Trent, Staffordshire, DE13 9EZ



A stylish contemporary modern home in an attractive location with south west aspect to the enclosed rear garden, being ideally situated for good schools and local amenities.

£273,500



John German

A composite double glazed entrance door leads into a hallway with tiled flooring, door leads off into the breakfast kitchen which is attractively fitted and has an extensive range of contemporary base and wall units with rolled edge work surfaces, inset stainless steel sink and mixer tap, together with inset gas hob having stainless steel splashback and extractor hood over and built under oven, integrated fridge freezer, dishwasher and tiled flooring.

From the kitchen there is an inner hallway having tiled floor and stairs leading off together with cloakroom WC fitted with wash hand basin, WC and useful storage space.

Off the hallway is the lounge/dining room which stretches across the whole rear of the property and has an attractive aspect with patio doors and picture windows leading to the garden which enjoys a favourable south west aspect.

To the first floor there is a landing with balustrade and loft access, together with airing cupboard housing the gas fired boiler.

The master bedroom is situated to the rear and comes complete with an en-suite shower room having tiled flooring, shower with glazed enclosure, WC and pedestal wash hand basin.

There are two further good sized and attractive bedrooms, both served by a family bathroom having panelled bath and tiled surrounds, with electric shower over and glazed screen, WC and pedestal wash hand basin.

To the front of the property is a broad tarmac driveway giving access to an integral single garage together with planted border. There is a side pedestrian access which leads to the enclosed rear garden having a spacious patio area with lawns, open aspect and a favourable south west facing view.

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

**Property construction:** Traditional

**Parking:** Driveway

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:** Mains

**Heating:** Mains gas

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

**Broadband type:**

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

**Our Ref:** JGA23012024

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Score	Energy rating	Current	Potential
92+	A		94 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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