


# Roman Drive

Burton-on-Trent, DE13 9GA

John   
German







## Roman Drive

Burton-on-Trent, DE13 9GA

£365,000

This could be your perfect family home with a fantastic layout comprising spacious lounge, open plan dining kitchen, 4 bedrooms including 2 with en suite, all set on a superb plot having a generous driveway and open views to the front.

NO UPWARD CHAIN

Situated on a popular modern development built by Taylor Wimpey is this superb modern detached home having a fantastic layout ideal for modern family life that is beautifully presented throughout and ready to move into. The house occupies a lovely plot on the development enjoying an end of private drive position serving just three properties with a lovely open aspect across a green to the front.

The location is perfect for those with children at John Taylor Free School together with excellent access to the A38 and A50. The Bridge Inn is within walking distance as are canalside walks while Burton's town centre is only a short drive away.

Step inside a generously sized hall with plenty of under stairs storage and doors leading to the ground floor accommodation. The lounge is a light and spacious room with a front facing window and double door access into the large open plan dining kitchen equipped with an attractive range of units complemented by contrasting worktops and under unit lighting. Integrated appliances include an oven, hob, extractor fan, fridge freezer and dishwasher. Tiled floor runs throughout the room, there is plenty of space for a dining table and arm chair plus French doors out to the rear garden. Off the kitchen is the utility room having base units and worktop, a built in washing machine, door to the rear and access into the guest's cloakroom/WC.

Arranged around the first floor landing are four generously sized bedrooms, bedrooms one and two are both excellent doubles each with the benefit of their own three piece en suite shower rooms with stylish contemporary tiling. The two further good sized bedrooms share the well appointed family bathroom having a white three piece suite and modern tiling to walls.

The rear garden has a paved patio with a shaped lawn beyond enclosed by fencing. Side access leads to the front where there is a generous driveway leading to the single garage and an adjacent lawn with display borders.

**Note:** There is an estate management fee, currently £200 per annum.

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

**Property construction:** Standard

**Parking:** Drive and garage

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:** Mains

**Heating:** Gas

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

**Broadband type:** FTTC

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 F

**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/31012024

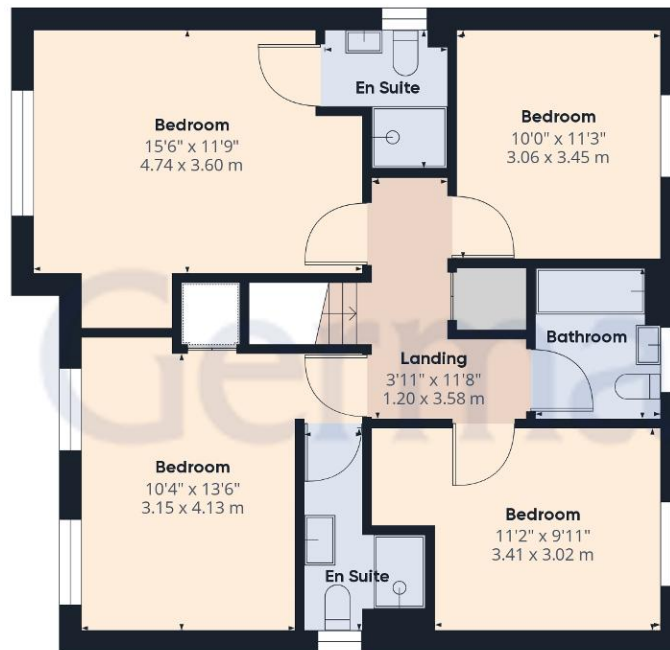
The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.







Ground Floor



Floor 1

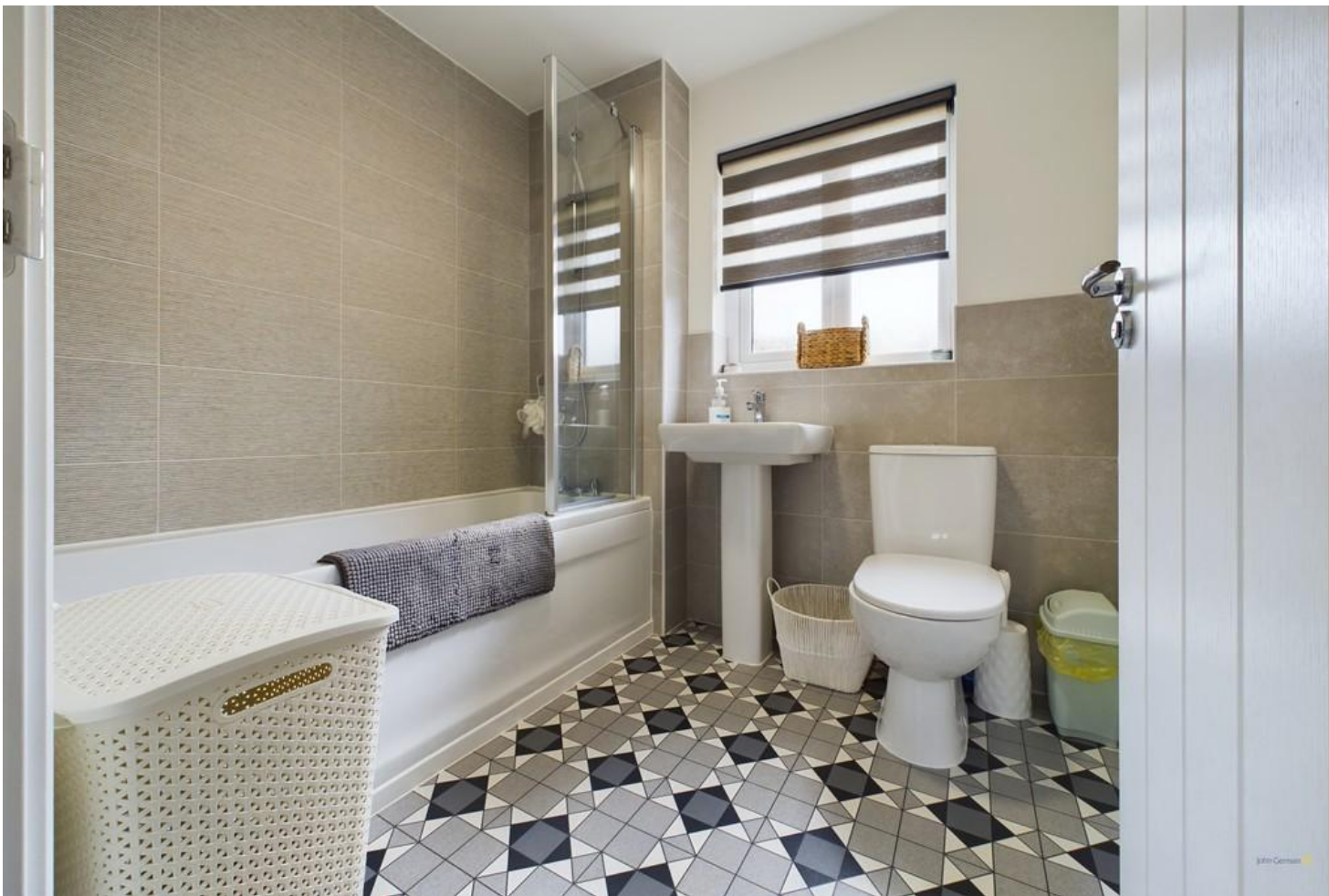
Approximate total area<sup>(1)</sup>

1609.43 ft<sup>2</sup>  
149.52 m<sup>2</sup>

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.

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		93 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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Loughborough | Stafford | Uttoxeter

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