

Cascade Close

Burton-on-Trent, DE14 1DX



A lovely modern detached family home, with an open aspect to front. Well presented throughout and ready to move into with a large dining kitchen and an en-suite to master bedroom, together with garage and double width driveway.

Offers Over £280,000



John German

Situated on a popular modern development and enjoying a lovely position with open aspect to front, this is an ideal family home ready to move into.

With an entrance hall with staircase off to the first floor and door leading through into a good size lounge with useful understairs storage cupboard and window framing views to front.

Across the rear of the property is a good size kitchen diner, with a range of base and eye level units with work surfaces over, with oven, hob and extractor and window, plus French doors opening out to the rear gardens, together with having plenty of space for a dining table, making this the perfect space for entertaining.

Off the kitchen is a useful utility room with additional appliance space and door to rear.

Completing the ground floor accommodation is the guest WC with close coupled WC and wash hand basin.

To the first floor, an L-shape landing has doors leading off to four bedrooms. The master is a generously sized double with an en-suite shower room comprising of double shower cubicle, pedestal wash hand basin and WC, and the bedroom enjoys the lovely open aspect to the front.

There are three further bedrooms, two of which will accommodate a double bed, all sharing a family bathroom with panel bath, pedestal wash hand basin and WC.

To the front the property has a double width drive giving access to an integral garage with an up and over front entrance door and useful internal door opening into the hallway. There is a side gate leading around to the rear

gardens which are largely laid to lawn.

The property is situated off a shared private drive serving just a handful of properties in a location handy for the town centre and A38.

We understand there is an estate management fee of TBC

- Tenure:** Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).
- Property construction:** Traditional
- 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:**
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
- Our Ref:** JGA02022024

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Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B	82 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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