

# Ravens Way

Burton-on-Trent, DE14 2JS

John German










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Offers over £270,000

A bright, modern sunroom with large windows and a white marble table. The room features a white ceiling with recessed lighting, a white marble table with a vase of flowers, and a grey cushioned bench. The view outside shows a brick wall and a garden.

**A fully renovated semi detached bungalow full of features including a large summer house, secure rear gardens, off road parking for multiple cars and much more. Located on a quiet cul de sac but in close proximity to the canals, local shops and a school, this property has something for everyone.**

As you enter through the gate you will first see the large outhouse. This brand new summer house is divided into 3 areas offering great function, the first is a storage shed, the second a gym and lastly a dedicated bar area, offering something for everyone.

As you enter through the front door you come into the open plan kitchen/dining/living area. This immaculate room has been well thought out and the original conservatory has been integrated into the house and insulated, providing a useful dining area. The deluxe kitchen features a breakfast bar island with storage, matching range of overhead and under counter storage, stylish worktops and a range of built appliances.

The kitchen flows into the lounge area, this light and bright space features built in storage and laminate flooring.

The generous master bedroom features modern décor and a lovely bay window with fantastic natural light. The second bedroom is also a double room and has neutral décor.

The stunning bathroom features a vanity sink with in built storage and modern WC plus an extra large modern shower.

The good sized rear gardens feature a large paved patio area and lawn, all of which are flat which makes them suitable for downsizers and families.

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

**Property construction:** Brick

**Parking:** Drive

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:** Mains

**Heating:** Gas

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

**Broadband type:** Fibre

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 B

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

**Our Ref:** JGA/18032024

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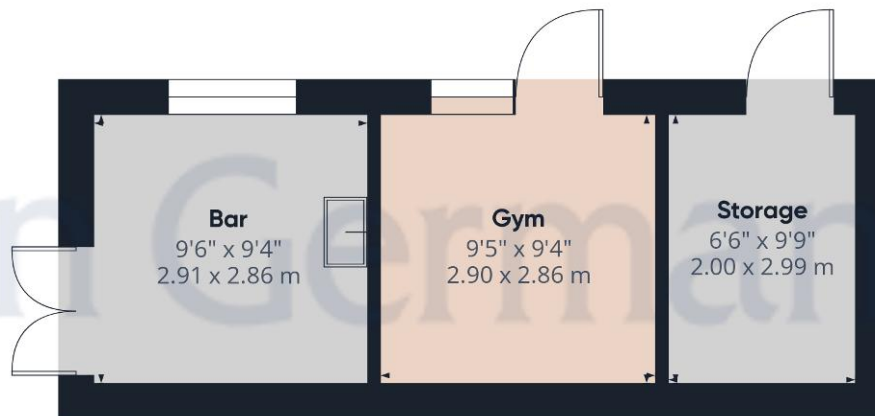








Ground Floor Building 1



Ground Floor Building 2

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

842.6 ft<sup>2</sup>  
78.28 m<sup>2</sup>

(1) 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.

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### Agents' Notes

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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 85 B      |
| 69-80 | C             |         |           |
| 55-68 | D             | 65 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |



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