

# Malvern Avenue

Burton-on-Trent, DE15 9EA

John   
German









# Malvern Avenue

Burton-on-Trent, DE15 9EA

£270,000

A superb traditional semi detached, extended, stylishly presented and ready to move into. Standing on a wonderful garden plot with highlights including two large reception rooms, impressive kitchen, three bedrooms and family bathroom together with a generous drive.





Malvern Avenue is a superb residential location in Burton-on-Trent, well established and handy for the town centre yet offering quiet and peaceful surroundings with schools for all ages close by. The house itself has been extended and is well presented throughout, ready for the new owner to move into.

Set behind a good expanse of block paved driveway with canopy storm porch giving access to the front entrance door which opens into a good sized hallway with wood effect flooring, staircase off to first floor and doors leading off.

To the front there is a cosy lounge with deep bay window framing views to front and a fire surround providing the focal point. The reception room to rear offers a lovely open plan dining room, again with a fireplace, and patio doors opening out to the rear garden.

At the heart of the house is an impressive and stylish, contemporary refitted kitchen equipped with a range of base and eye level gloss finished units together with an integrated double oven, hob, extractor, fridge free zer, window framing views across the rear garden, spotlights to ceiling and door to side.

Completing the ground floor accommodation, off the hallway is the guest WC with close coupled WC and wash basin.

To the first floor, the landing with window to side has doors leading off to three bedrooms, two doubles and a single. The master is a lovely bedroom with fitted wardrobes either side of the chimney breast.

The family bathroom has a well appointed modern suite with corner bath with shower over, vanity wash hand basin with cupboard under, WC and towel rail/radiator.

The garden to rear offers a superb outdoor space with extensive lawns and a paved terrace ideal for outside dining, together with side entrance via gate.

**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 and type:** TBC - 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 C

**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)

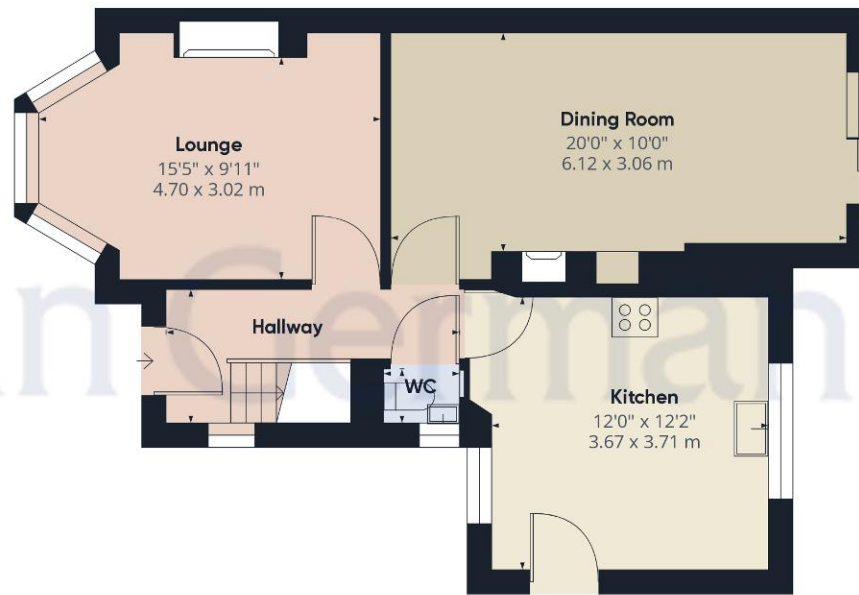
**Our Ref:** JGA/18042024

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Ground Floor



Floor 1

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

958.17 ft<sup>2</sup>

89.02 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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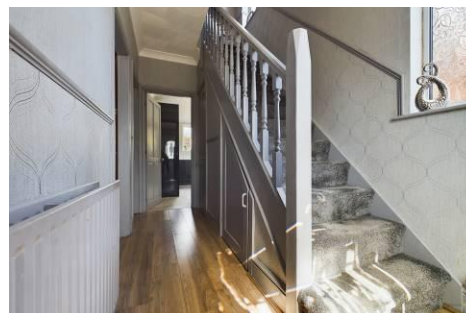
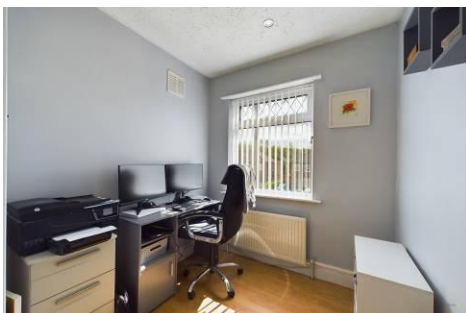
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		



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