

# Chestnut Drive

Burton-on-Trent, DE13 0UA



A very stylish and attractively proportioned individual barn conversion offering unique character accommodation in a private courtyard setting, very handily placed for local amenities and the town centre.

Offered with no onward chain.

£225,000



John German



Glazed entrance door gives access to the reception hallway which has full height feature windows to the front flooding in natural light, a lovely engineered oak floor, stairs off and a fitted cloakroom WC with tiled floor, WC and wash hand basin.

From the hall, double doors enter the pleasant sitting room which has engineering oak flooring, a lovely feature window and patio doors opening onto the garden, and useful media point.

There is a well fitted kitchen/diner with an attractive range of cottage style base and wall units surmounted by roll edge work surfaces including a peninsular breakfast bar having inset stainless steel sink and drainer with mixer tap, a five ring stainless steel gas hob, stainless steel splashbacks, extractor hood over and a built in electric fan oven. A very useful pantry cupboard sits to the side, together with an integrated dishwasher and washing machine, space for a large fridge freezer, wall mounted Worcester gas boiler, wall shelves and oak engineered flooring.

To the first floor, there is a landing with balustrade giving access to the superb and very generously proportioned master bedroom which has a range of fitted wardrobes and cupboards together with a feature full depth picture window to the front, also a rear window making this a very light and spacious feeling room. This comes equipped with an en suite having tiled quadrant shower with glazed enclosure, pedestal wash hand basin, WC, chrome heated towel rail, towel flooring and surrounds, wall shelf and mirror.

There is a second equally generous double bedroom two, which also has fitted wardrobes and an en suite bathroom. This has a P shaped bath in tiled surrounds with mixer tap and shower attachment, WC, pedestal wash hand basin, tiled flooring and surrounds in a complementary style, chrome heated towel rail, wall shelf and mirror.

Outside, the property is located within Chestnut Drive, a private courtyard setting and has allocated block paved parking to the front, together with additional visitor parking.

To the rear is a private enclosed garden with artificial lawn area and gravel, and attractive planting for low maintenance.

**Agents note:** There may be communal service charges.

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

**Property construction:** Standard

**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/>

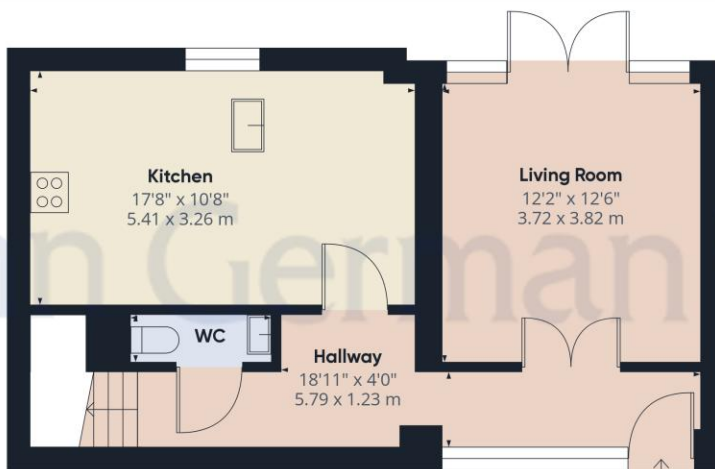
**Mobile signal/coverage:** See Ofcom link <https://checker.ofcom.org.uk/>

**Local Authority/Tax Band:** East Staffordshire Borough Council / Tax Band C

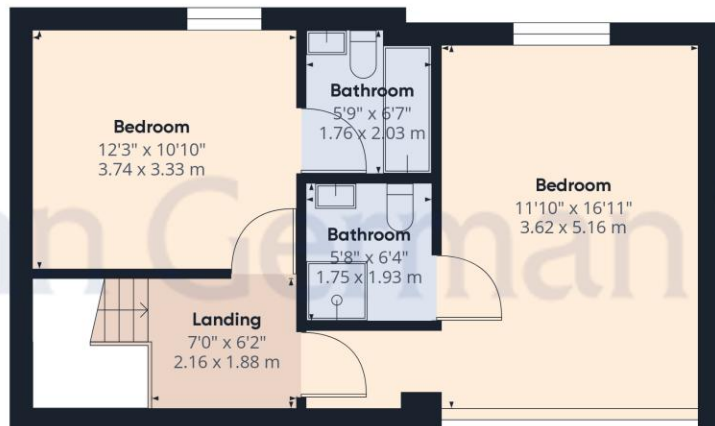
**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

**Our Ref:** JGA/07052024

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Ground Floor



Floor 1

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Approximate total area<sup>®</sup>  
983.7 ft<sup>2</sup>  
91.39 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.

GIRAFFE360







Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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