

Abbot Road

Burton-on-Trent, DE13 9FY

John 
German





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£295,000

A stunning three storey home presented to a showhome standard offering an abundance of space including an impressive breakfast kitchen, spacious lounge, four bedrooms, two bathrooms, generous drive, garage and garden.



Occupying a lovely position on this modern development built by Taylor Wimpey Homes and enjoying a lovely open aspect to the front is this impressive three storey semi detached home.

The house stands on a fantastic plot with a generous block paved driveway leading to a good sized single garage with an up and over door alongside a well maintained front garden.

The stunning interior begins with a lovely entrance hall having a fitted storage cupboard, stairs to the first floor and a guest's cloakroom having a close coupled WC and wash basin.

The superb breakfast kitchen is equipped with a stylish range of matt finish contemporary units complemented by contrasting worktops and a range of integral appliances including a hob, extractor fan, eye level oven, fridge freezer and dishwasher plus space for a washing machine. A window frames views to the front.

To the rear is a light and spacious lounge with French doors opening out to the rear garden that has a paved patio with shaped lawn beyond that wraps around the rear of the garage.

The spacious first floor landing has a study area with a front facing window. Leading off there are two bedrooms, a rear facing double room and a front facing single that is currently used as a dressing room having a bay window. Completing the first floor is a well appointed bathroom having a modern white suite including bath with shower and screen over, pedestal wash hand basin and WC plus stunning wall tiling.

The second floor offers two spacious bedrooms, one of which could be used as living/sitting room if required, and a well appointed shower room with the same contemporary tiling as the bathroom, a double shower cubicle, pedestal wash basin and WC.

The property is presented to a showhome standard throughout and also has the remainder of its NHBC warranty in place.

Note: There is an estate management fee of approx. £303 per annum. The furniture is available by separate negotiation.

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:

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: JGA/07062024

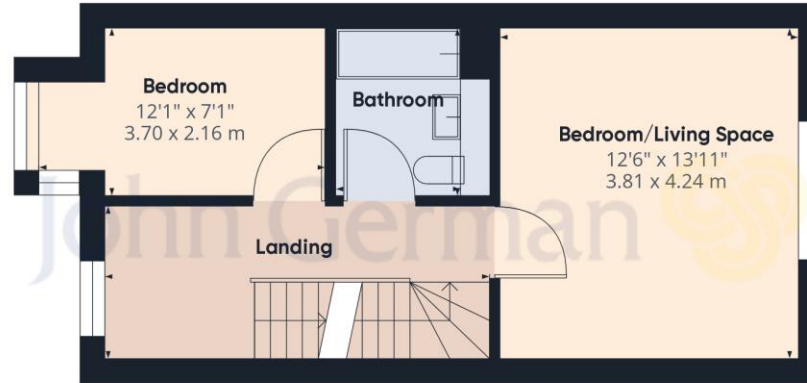
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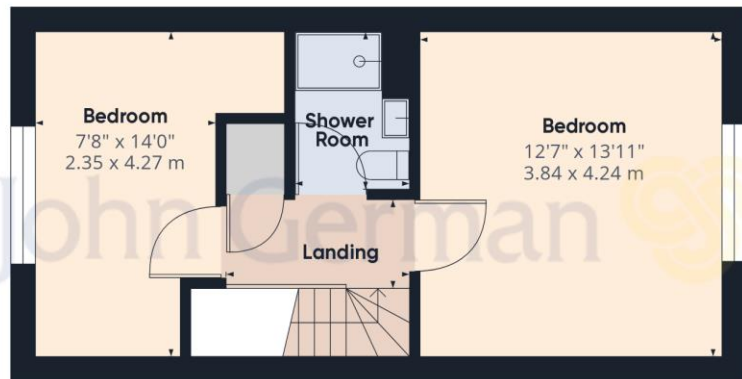




Ground Floor Building 1



Floor 1 Building 1



Floor 2 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

1365.34 ft²

126.84 m²

Reduced headroom

10.3 ft²

0.96 m²

(1) Excluding balconies and terraces

 Reduced headroom
(below 1.5m/4.92ft)

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

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		94 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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