

Fern Tree Walk

Burton-on-Trent, DE13 9TX

John
German





Fern Tree Walk

Burton-on-Trent, DE13 9TX

£300,000

A stunning, detached family home located on a sought-after estate on the outskirts of Burton On Trent. Finished to an incredibly high standard throughout and a perfect opportunity for families looking to upsize into a home with plenty of living accommodation throughout.



Fern Tree Walk is located on a sought-after development on the outskirts of Burton On Trent and was only built in 2022. This home has 8 years remaining on the NHBC Warranty and is located on a small cul de sac. It offers a private tandem driveway to the rear, with space for at least two cars that allows access to the garage which is fitted with power and lighting and can be accessed at the front via an up and over door.

As you enter the property, you will be greeted by the bright and spacious entrance hallway which provides access to the guest cloakroom, dual aspect living room and kitchen / diner.

The living room is situated to the left of the hallway and runs the entire length of the property being very spacious throughout and having dual aspect windows to the front and side create a beautiful, bright space.

The kitchen/diner is a brilliant open space, great for entertaining having a stylish range of matching wall and base units with contrasting worktops above, an eye level electric oven, a four ring gas hob, integrated dishwasher and fridge freezer.

Off the kitchen, you will find the utility room which has plumbing for a washing machine and an external door to the rear.

To the first floor, this home offers three generous sized bedrooms, all of which could fit a double bed. The master bedroom and second bedroom both benefit from built in wardrobes. The master also enjoys an en suite, which is fitted with a shower cubicle, low level flush WC and wash hand basin.

Completing the first floor is the family bathroom which has a bath with shower above and glass shower screen, low level flush WC and wash hand basin.

To the front, Fern Tree Walk has some real kerb appeal with its cute and charming frontage, having a path leading to the entrance door and a shrubbery border separating it from the front pathway.

To the side, this property boasts a sizeable garden which is mainly laid to lawn, privately enclosed to the perimeter and is relatively low maintenance.

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/>

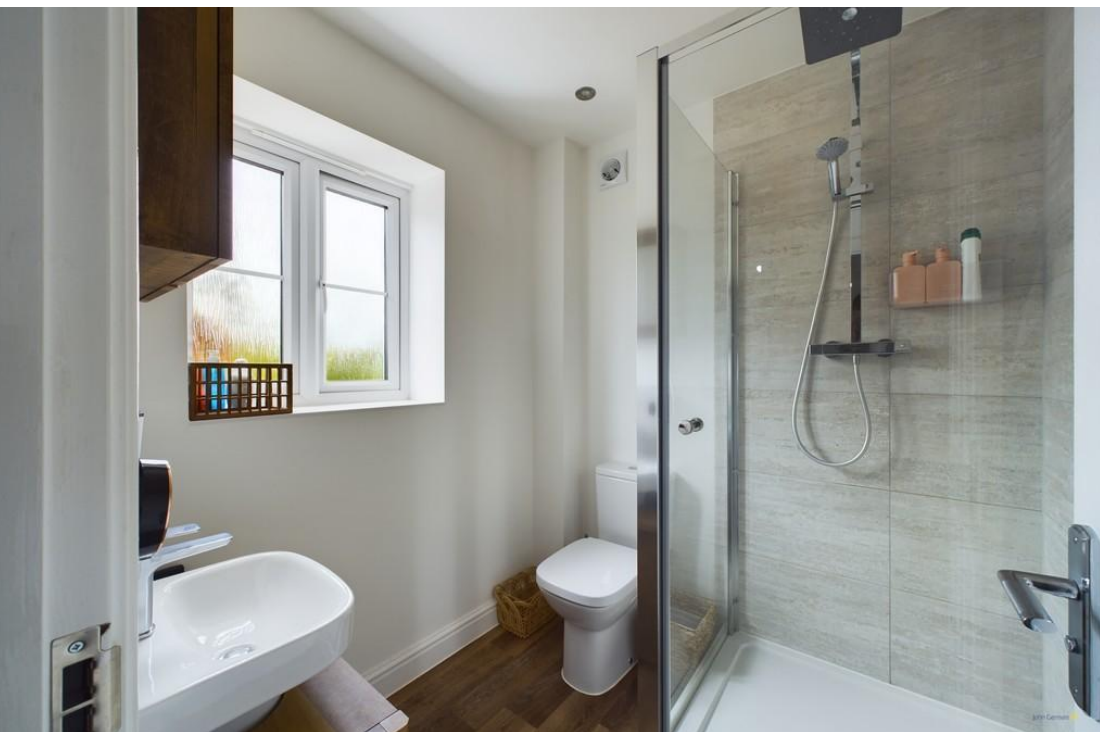
Local Authority/Tax Band: East Staffordshire Borough Council / Tax Band D

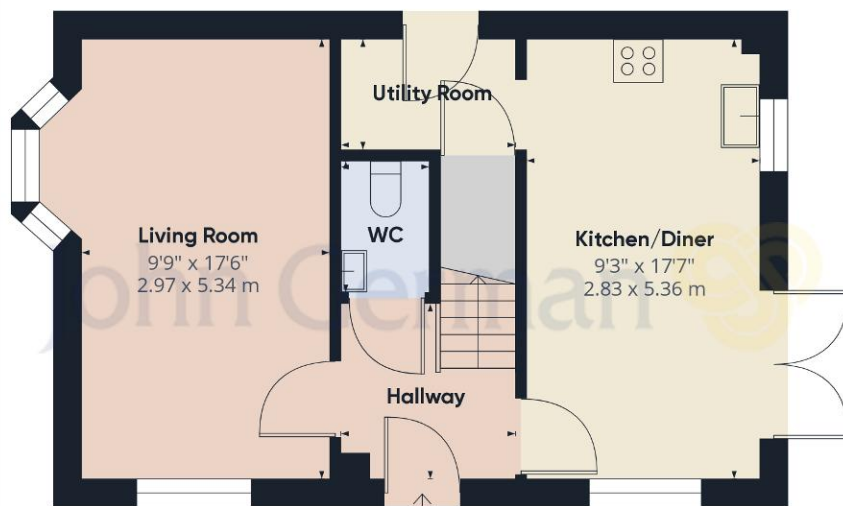
Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/05062024

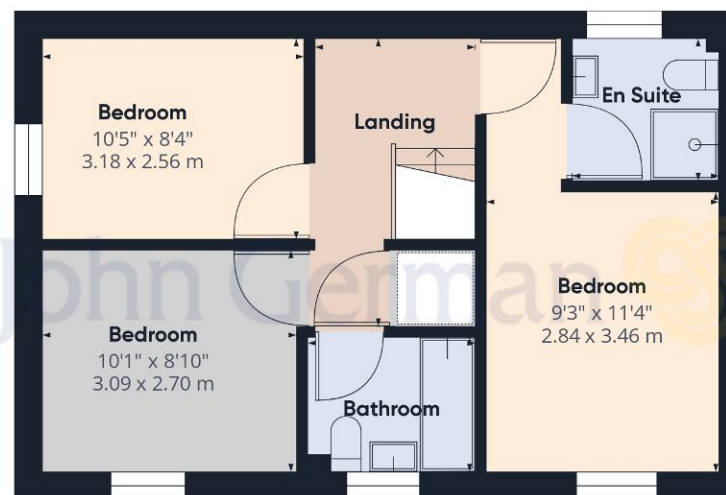
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Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

1102.26 ft²

102.4 m²

(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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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		95 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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