

King Lane

Burton-on-Trent, DE13 9FE

John 
German





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£450,000

A spacious detached family home located on a sought-after estate. Built by David Wilson in 2021 and boasting a substantial amount of living accommodation internally (1500 sq.ft.). This home is finished to a show home standard and is perfect for families looking to move straight into their next home.



Welcome to this beautifully designed four-bedroom detached family home, offering a perfect blend of modern living and comfort. Spread over two floors, this property boasts approximately 1503.78 sq ft (139.71 sq m) of living space.

As you enter the property you are greeted by a welcoming entrance hallway with Amtico flooring, which allows access to all main ground floor rooms.

The spacious, open-plan kitchen and dining area is perfect for family meals and entertaining guests. The kitchen itself is well-equipped with modern, integrated appliances such as fridge freezer, electric eye level double oven and dishwasher. There is Amtico flooring underfoot. Conveniently located next to the kitchen is the utility room with extra storage, integrated washing machine and Amtico flooring.

To the rear of the property, you will find a generous living space with plenty of natural light via triple aspect and patio doors leading to the rear garden. The study is a versatile room that can serve as a home office, separate living room or playroom. To finish the ground floor living space, this home conveniently homes a downstairs WC with Amtico flooring.

To the first-floor landing, this property offers four generous sized bedrooms which are all presented to an immaculate standard. The large master bedroom comes with built in wardrobes and an en suite. The en suite is fitted with a shower enclosure, low level flush WC, wash hand basin and Amtico flooring.

The family bathroom is also immaculate, with both bath and shower enclosure, low level flush WC, wash hand basin and Amtico flooring.

The home is approached by a charming front garden with hedgerow to front and path leading to the front door. To the rear, we can offer a driveway with space for at least two cars, with EV charger point and access to the single garage. The garage has power and lighting throughout. The rear garden is mainly laid to lawn and privately enclosed to the perimeter. To finish, the home has a convenient gate to the back which takes you to the driveway.

Located on the popular David Wilson development in Burton on Trent, this property is well placed for transport links to A511, A38, A50, and A51, connecting to major road networks. As well as this, King Lane is situated in close proximity to highly regarded schools. Being in the catchment area for the sought-after John Taylor Free school and other 'Outstanding' schools such as The Mosely Academy & Shobnall Primary Academy.

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/>

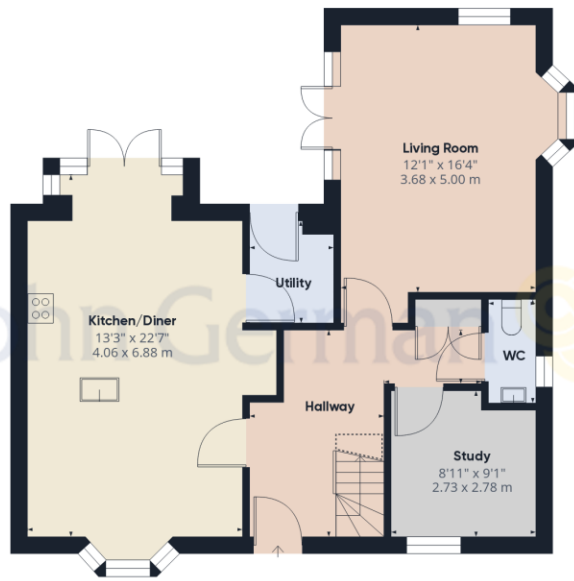
Local Authority/Tax Band: East Staffordshire Borough Council / Tax Band E

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

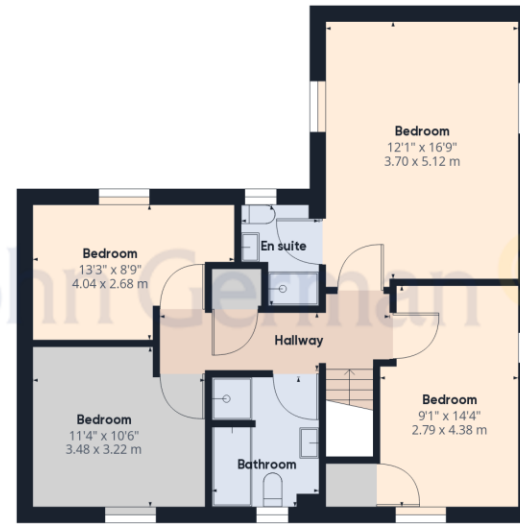
Our Ref: JGA/18062024



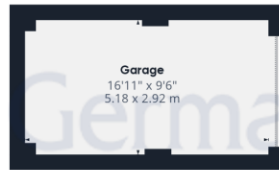




Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2


Approximate total area⁽¹⁾

1668.41 ft²
155 m²

Reduced headroom

26.98 ft²
2.51 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

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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.

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The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, 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. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.

Score	Energy rating	Current	Potential
92+	A		92 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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