

Bishop Place

Burton-on-Trent, Staffordshire, DE13 9EX

John
German





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£375,000

An executive detached family home finished to a superb, show home standard throughout in a sought-after area. Including a plethora of wonderful, modern features and boasting a wonderful amount of living accommodation throughout (Almost 1500 Sq. Ft.)



This home truly is finished to an immaculate, show home standard throughout. The sellers have done a brilliant job in maintaining the property since they bought the property from new over 4 years ago. In their ownership, the sellers have made several improvements to the property since it was built. From general cosmetic decoration all the way through the house, addition of a side door to the garage and recently landscaping the entire rear garden, there has been no expense spared in their work.

The home is approached via a charming front garden which enhances the kerb appeal of the property, with charming flowers to front and a pathway leading to the front door. As you step in, you are greeted by the warm entrance hallway which provides access to the living room, kitchen diner and study. The living room is flooded with light by the window to the front and is a good size. To the right-hand side of the hallway, you will conveniently find the study, which is a versatile room and could be used as a spare living room, playroom etc. To the rear of the property is the spacious, modern fitted kitchen / diner. Fitted with integrated appliances throughout, matching wall and base units, base level electric oven and gas hob with cooker hood above. Through the kitchen, you will find the useful utility room which houses the washing machine, sink and drainer. To finish the ground floor, the home has a downstairs w/c which is a good size and a brilliant space for coat storage.

To the first floor, this home does not disappoint. With four good sized bedrooms, all comfortably being a good enough size to house a double bed. The master has built in wardrobes and allows access to the ensuite, which has a shower enclosure, low level flush w/c and wash hand basin. The first floor living accommodation is then finished with the family bathroom, which enjoys both bath and shower enclosure, low level flush w/c and wash hand basin.

As we stated earlier, the sellers have done an excellent job with the exterior of the property. To the side is where you will find the off-road parking for the home. With a driveway which can hold at least 3 cars and access to the garage via an up and over door. The garage can also be accessed via a side door from the rear garden, which the sellers have thoughtfully added. To the rear, the sellers have added a few, beautiful features which really bring the garden to life. They have added a pergola over the patio doors which is wrapped in ivy, created a patio space to the bottom of the garden which is perfect for both relaxing and entertaining. The garden is privately enclosed to the rear and is ultimately very private and peaceful.

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 Mosley Academy & Shobnall Primary Academy.

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

Property construction: Standard **Parking:** Driveway **Electricity supply:** Mains **Water supply:** Mains

Sewerage: Mains **Heating:** Mains gas

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband 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 E

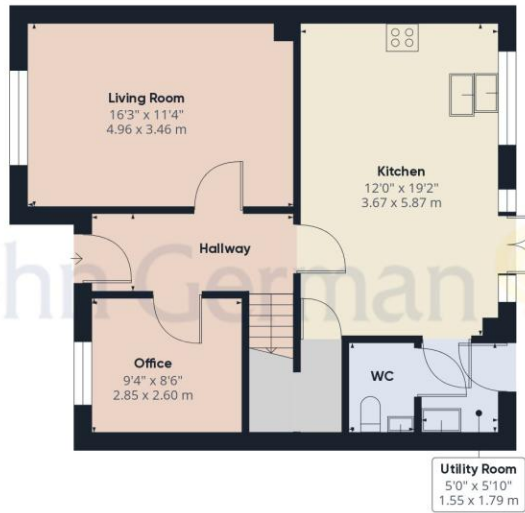
Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA28062024

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Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

1490.48 ft²
138.47 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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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.

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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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