

Bridgewater Road

Burton-on-Trent, DE14 2GD

John
German





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£325,000

Welcome to this beautifully presented four-bedroom detached family home, ideally located on the sought-after Bridgewater Road in the heart of Burton. Offered for sale with no onward chain, being close to plenty of local amenities and boasting great commuter links.



The front of the property has fantastic kerb appeal with stylish front gardens and front elevation. Upon entering, you are greeted by a spacious hallway, which allows access to the reception rooms, kitchen and first floor.

The living room is flooded with light by the window to the front and is a good size. The second living space is located on the right-hand side of the entrance, this snug has been made into a cosy room which has multiple functions, it could double as a playroom or office.

To the rear of the home, you will find the incredibly spacious kitchen/diner. The kitchen is fitted with matching wall and base units, electric base level oven and four ring gas hob above with extractor fan above. Through the kitchen, you will find the useful utility room which houses sink and drainer and plumbing for washing machine. The downstairs WC is conveniently located off the utility room.

To the first floor, this home boasts a brilliant amount of living accommodation. Benefitting from four separate bedrooms, all of which are a generous size. The master bedroom is the pick of the four, with built in wardrobes and access to the en suite. The first floor is then finished with a stylish family bathroom, which enjoys both a bath with mixer taps, low level flush WC and wash hand basin.

The property benefits from a detached garage which provides secure parking and additional storage space. In front of the garage, you will find a double tandem driveway. The front area is then complete with a tidy and well presented lawn and shrubs.

To the rear of the property, this home offers a great sized rear garden. Mainly laid to lawn and privately enclosed to the perimeter with wooden fencing. There is a separate patio space just outside of the French doors off the kitchen which is a perfect space for entertaining.

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

Please note: It is quite common for some properties to have a Ring doorbell and internal recording devices.

Property construction: Standard

Parking: Drive & garage

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

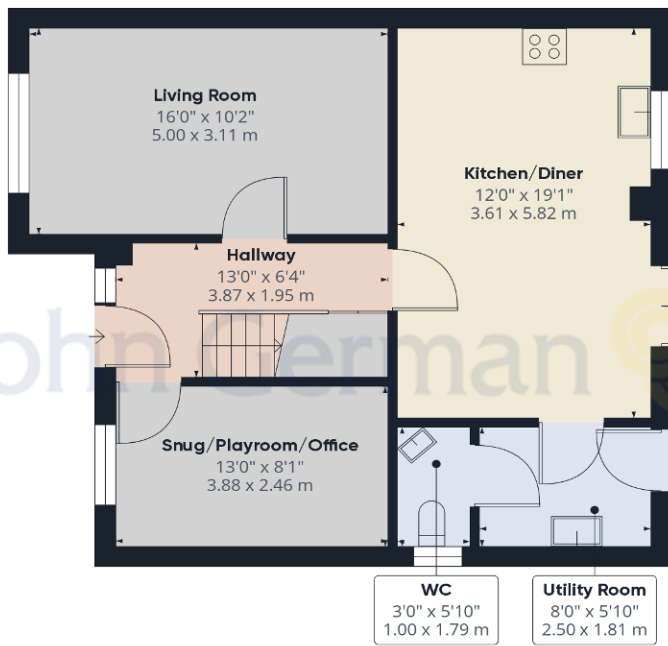
www.eaststaffsbc.gov.uk

Our Ref: JGA/26072024

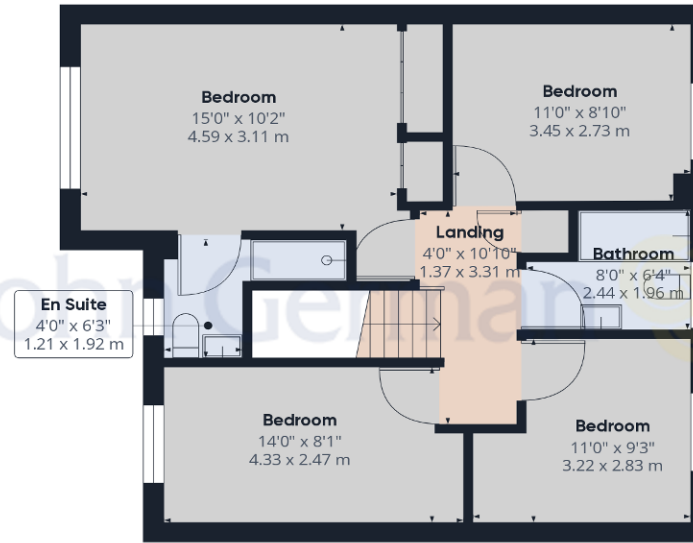
The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, please contact the office and we will be pleased to check the information 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.



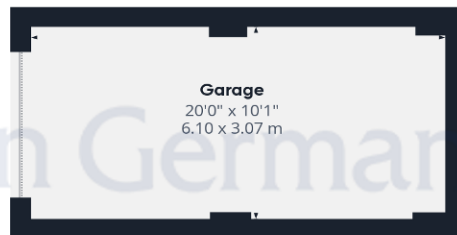




Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

1464.11 ft²

136.02 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

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	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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