

The Maltings

Burton-on-Trent, DE15 9FL

John German





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Offers over £300,000

Located on a much sought after cul de sac is this stylish and well-presented detached family home. This really is a brilliant opportunity for growing families, having four bedrooms, en suite to master and an integral garage. This property is a MUST VIEW!

John German are delighted to offer for sale this detached family home, boasting almost 1100 sq.ft of living space internally that is presented to a very high standard throughout.

This home offers a charming frontage and plenty of kerb appeal. With a sizeable driveway for off road parking and a lawn area to the front, with access to the internal garage via up and over doors.

Upon entry to the property, you are greeted by a welcoming hallway. Off the hallway you will find the spacious living room that provides ample space for furniture and enjoys a beautiful bay window to front which floods the room with light. The living accommodation seamlessly flows through to the open plan kitchen/diner. This space is a real showstopper, absolutely perfect for those that enjoy entertaining. The kitchen is finished in a modern, sleek style with matching wall and base units, Rangemaster cooker and access to a spacious pantry. Following on from the kitchen is a conveniently located utility room, perfect for shutting away those noisy white goods. The utility room is fitted with plumbing for washing machine and sink with drainer. To finish the ground floor space, this home has a downstairs WC, with low level flush WC and wash hand basin.

The first floor comprises four well-proportioned bedrooms, offering flexible accommodation for a growing family or those needing extra space for a home office. The master bedroom benefits from a modern fitted en-suite shower room, with shower enclosure, low level flush WC and wash hand basin. Shared by the three other bedrooms is the family bathroom that is fully tiled with a suite comprising bath with mixer taps and shower above, low level flush WC and wash hand basin.

To the rear, the home offers a generous sized garden, ideal for families and entertaining. The garden boasts a beautifully maintained lawn, surrounded by mature shrubs and vibrant flower beds. A spacious patio area adjacent to the house provides an excellent space for alfresco dining and summer barbecues. The garden also features a raised decking area at the rear, perfect for relaxing. The garden feels incredibly private, with wooden fencing to the perimeter.

The Maltings is situated in the sought-after town of Burton-on-Trent, offering an ideal location for families and professionals alike. This area is well-regarded for its excellent local schools, including several highly rated primary and secondary schools, making it a great choice for families with children. Transport links are excellent, with easy access to the A38 and A50, providing convenient routes to Derby, Lichfield, and further afield. Burton-on-Trent's train station offers regular services to Birmingham, Nottingham, and beyond, making commuting straightforward.

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 **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/>

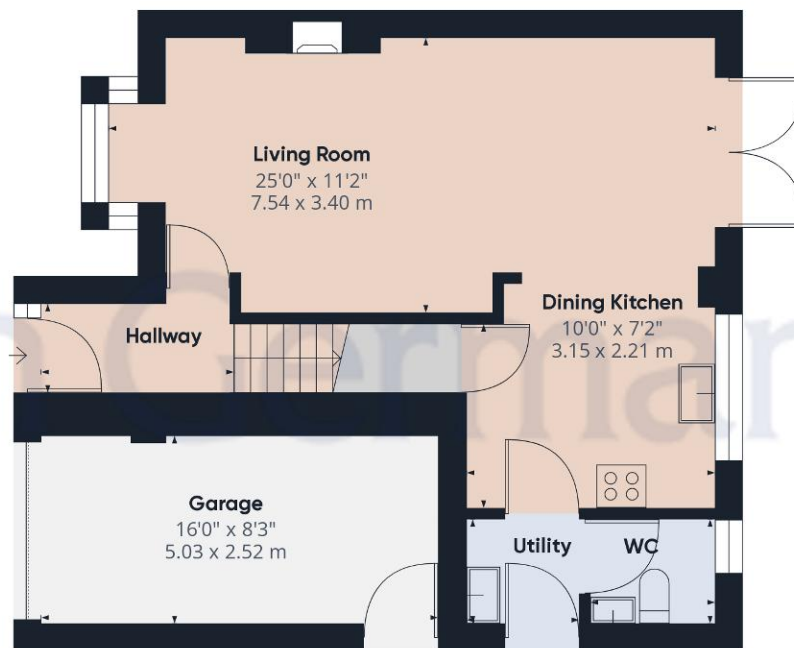
Local Authority/Tax Band: East Staffordshire Borough Council / Tax Band D

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

Our Ref: JGA/01082024





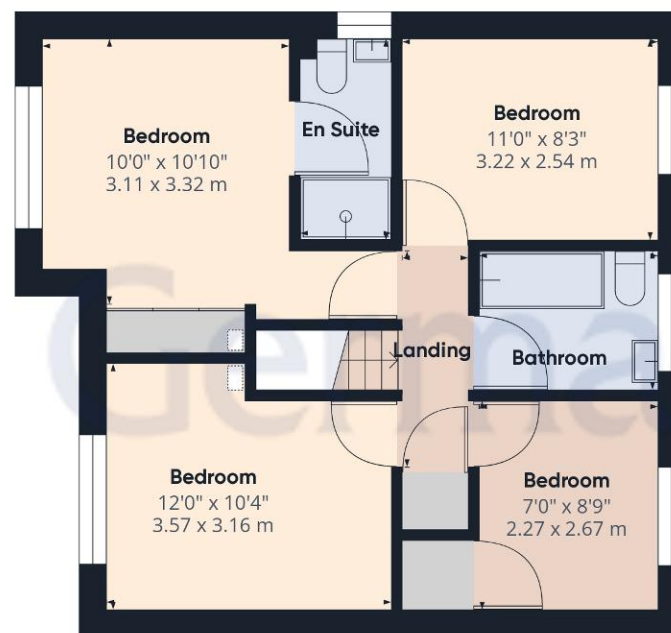


Ground Floor

Approximate total area⁽¹⁾

1097.49 ft²

101.96 m²



Floor 1

(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		
81-91	B		86 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		



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