

Orchid Close

Burton-on-Trent, DE15 9FH

John German



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£300,000

John German is thrilled to present this modern, three-bedroom detached home at the end of a popular cul-de-sac. Ideal for families, this stylish property offers spacious living in a prime location, close to schools, local amenities and excellent transport links.



This modern and beautifully presented property offers an excellent opportunity for families or professionals seeking a spacious and well-appointed home. The ground floor boasts a welcoming hallway leading to a bright and airy living room, perfect for relaxing and entertaining. The adjacent dining room provides a seamless connection to the contemporary kitchen, which is designed with both style and functionality in mind. The kitchen has a stylish range of high gloss wall and base units, complementary countertops, plumbing for a washing machine and many more appliances which are available by separate negotiation. The ground floor is then finished with a downstairs WC.

Upstairs, the property features three generously sized bedrooms, offering ample space for family living or guest accommodation. The well-designed bathroom completes the first-floor layout, providing convenience and comfort. The bathroom has modern tiled walls and a suite comprising bath with shower above, low level flush WC and wash hand basin set into a vanity unit.

The property boasts plenty of kerb appeal to the front, with a tarmacked driveway for off road parking that leads to the single garage which has power and lighting which can be accessed via the front or from the rear garden.

The rear garden enjoys a delightful outdoor space, perfect for relaxation and entertaining. It features a well-maintained patio area, ideal for outdoor furniture where you can enjoy al fresco dining. The garden then offers a brilliant lawn space, perfect for young families or gardening enthusiasts to create their own private haven. It benefits from not being overlooked to the rear at all.

This property is ideally located in a highly sought-after area of Burton-on-Trent, nestled at the bottom of a peaceful cul-de-sac. Orchid Close offers a quiet, family-friendly environment, perfect for those seeking a tranquil yet conveniently situated home. Orchid Close is situated within easy reach of good reputable schools, which include The Violet Way Academy, Blessed Robert Sutton Catholic Voluntary Academy, Paulet High School and many more. Transport links are excellent, with easy access to major roads such as the A38, providing convenient connections to nearby towns and cities, including Derby and Birmingham. The Burton-on-Trent railway station is also a short drive away, offering regular services to major destinations.

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: Not currently connected

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 C

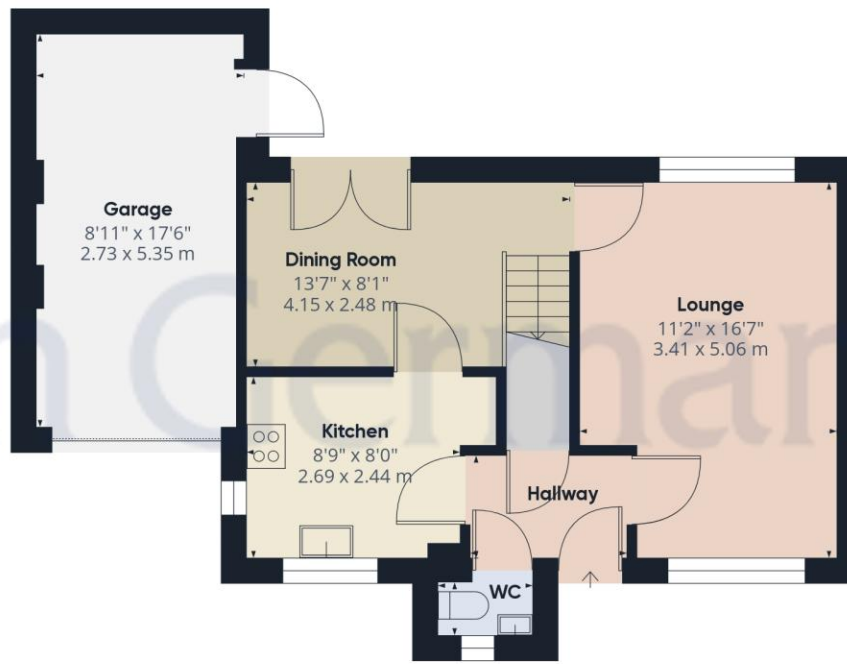
Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/27082024

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.





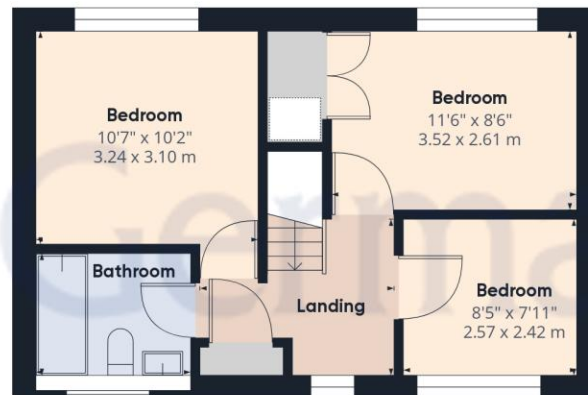


Ground Floor

Approximate total area⁽¹⁾

953.79 ft²

88.61 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.

Calculations are based on RICS IPMS 3C standard.

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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		
81-91	B		83 B
69-80	C		
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

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