

# Ratcliffe Avenue

Branston, Burton-on-Trent, DE14 3DA

John  
German









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£340,000

**An immaculately presented four bedroom family home ready to move into handy for schools of all ages having 2 reception rooms, well appointed kitchen, integral garage, impressive refitted en suite and a well appointed bathroom together with lovely rear gardens and an expansive driveway.**



Situated on the popular Regents Park development in Branston that is handy for schools for all ages , a nearby Sainsburys Local and excellent transport links via the A38 and A50.

The property enjoys a corner position with an expansive block paved driveway providing plenty of parking giving access to the integral garage that has an up and over door.

A front entrance door opens into a welcoming hall having stairs to the first floor and a useful door into the garage.

The lounge is a lovely room having views over the front and a focal point fireplace. A door opens into the separate dining room that has doors to the rear garden and kitchen.

The spacious and well appointed kitchen is equipped with a range of base and eye level units with work surfaces over and integrated appliances including a double oven, hob, dishwasher and fridge freezer plus space for a washing machine. A window overlooks the rear garden and a door opens out to the patio.

Leading off is a guest's cloakroom that has been refitted with a close coupled WC and vanity wash hand basin.

On the first floor the master bedroom is a spacious sized room having a beautifully refitted contemporary en suite including tiled walls, shower enclosure, fitted vanity wash hand basin, WC and towel rail/radiator.

Bedrooms two and three are also generous double sized rooms while bedroom four is a good sized single all of which share the well appointed family bathroom having a suite comprising panelled bath, fitted vanity unit with WC and wash hand basin plus a towel rail/radiator.

The rear garden offers a superb outdoor space with a paved terrace and shaped lawn surrounded by established borders. Side gated access leads to the front.

**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:**

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](http://www.gov.uk/government/organisations/environment-agency)

**Our Ref:** JGA/21082024

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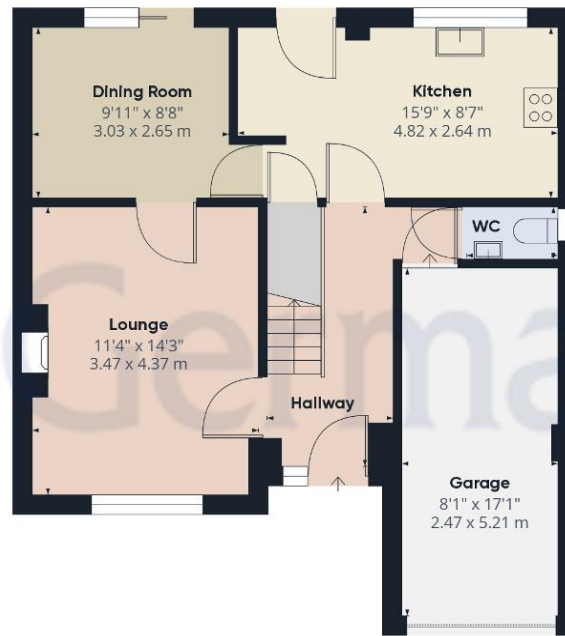






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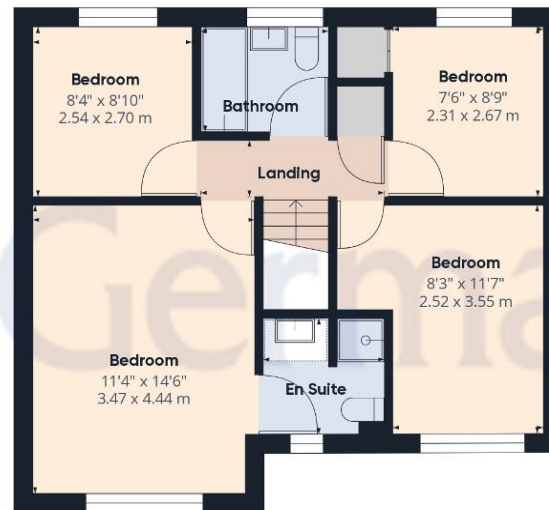


Ground Floor

Approximate total area<sup>(1)</sup>

1157.44 ft<sup>2</sup>

107.53 m<sup>2</sup>



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



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Loughborough | Stafford | Uttoxeter

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