

# Cascade Close

Burton-on-Trent, DE14 1DX



A lovely semi detached home with a good size south facing rear garden and double width driveway to front, offering a fantastic first home with highlights including entrance hall, guest cloakroom, lounge, spacious breakfast kitchen, master bedroom with en suite, two further bedrooms and family bathroom.

£215,000

John German 

Situated on a popular modern development in Burton-on-Trent is this lovely modern semi detached, ready to move into. Situated off a private drive serving just a few properties with double width driveway to front offering ample off road parking. The property is available fully furnished if required, please speak to the office for further details.

The front entrance door opens into the entrance hallway with door to guest WC fitted with WC and wash hand basin, and a further door onto a spacious lounge with window framing views to front.

A door from the lounge opens into an inner hallway with staircase off to first floor and door to the breakfast kitchen which occupies the rear width of the property and is equipped with a range of base and eye level units with work surfaces over, further built in storage cupboard, integrated oven, hob and extractor, window and French doors opening out to the rear garden.

To the first floor, the landing has doors leading off to three bedrooms. The master is a generous double with alcove offering ideal space for a wardrobe, and an en suite shower room with a good size shower cubicle, pedestal wash hand basin and WC.

There are two further bedrooms, both sharing a family bathroom.

To the rear of the property is a good size south facing garden with shaped lawns, paved terrace and side entrance via gate.

**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/>

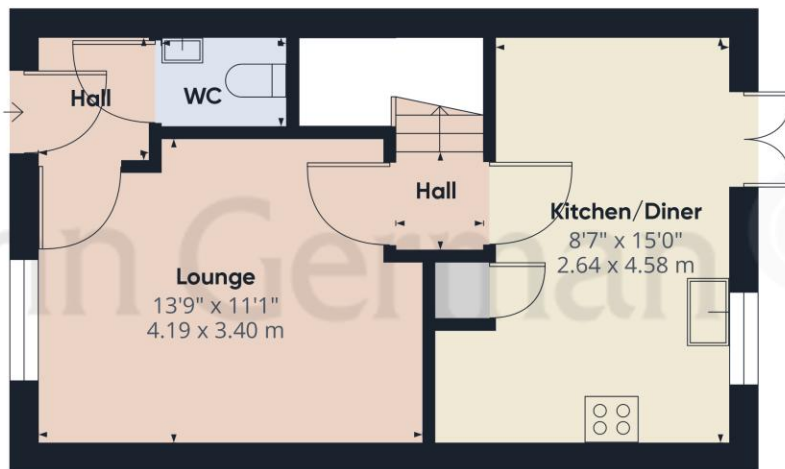
**Mobile signal/coverage:** See Ofcom link <https://checker.ofcom.org.uk/>

**Local Authority/Tax Band:** East Staffordshire Borough Council / Tax Band C

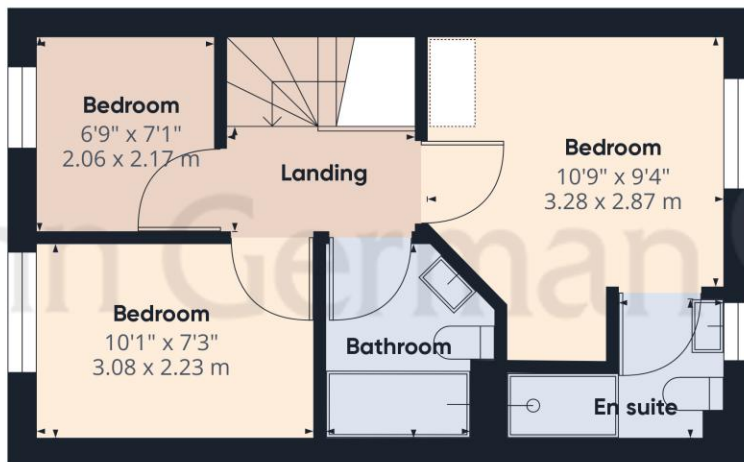
**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

**Our Ref:** JGA/19092024

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



Floor 1

John German 

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

676.62 ft<sup>2</sup>  
62.86 m<sup>2</sup>

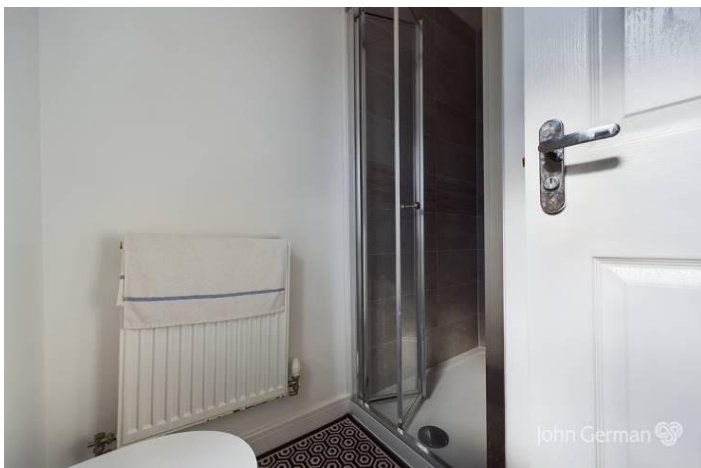
(1) Excluding balconies and terraces

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.

GIRAFFE360





Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B	83 B	
69-80	C		
55-68	D		
38-54	E		
21-38	F		
1-20	G		



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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.

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