

Wetherel Road

Burton-on-Trent, DE15 9GW

John German



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£500,000

A beautifully presented four bedroom detached family home located in this ever-popular area offering a spacious layout, ideal for contemporary living with stylish interiors.

As you enter the home, a welcoming hallway leads you to the spacious living room on the left having a large bay window that floods the room with natural light.

To the rear is the heart of the home - the outstanding open-plan kitchen featuring an extensive range of stylish units complemented by contrasting worktops, an induction hob with cooker hood above, double eye level electric oven, integrated microwave, integral coffee centre, integrated dishwasher and fridge freezer. Bi fold doors off the kitchen open up beautifully to the rear garden, perfect for indoor and outdoor living in those summer months.

Off the kitchen is a separate utility room which has plumbing for washing machine and space for tumble dryer.

Back to the hall where a conveniently placed study is tucked away from the main living areas in the property and a separate dining room is ideal for family gatherings or formal dining, with double doors that lead out to the garden.

The ground floor is then completed with a downstairs WC.

Upstairs are four well-proportioned bedrooms, three of the four are comfortably double sized bedrooms with the fourth room being a good sized single. The master bedroom and second bedroom both feature their own modern tiled en-suite shower rooms for added privacy and convenience. The other two bedrooms then share a contemporary family bathroom complete with a bath, WC and wash hand basin plus complementary tiling.

The sellers have done a superb job in the landscaping of the rear garden. It provides a perfect outdoor space for both relaxation and entertaining that features a beautifully designed seating area with an electric roll-down blind, allowing it to be enjoyed in all weathers. This space creates a cosy outdoor living room vibe, ideal for lounging or socializing with family and friends throughout the year. The expansive patio area also provides ample space for both outdoor dining and relaxation, making it a superb spot for summer barbecues or evening meals. The well-maintained lawn and surrounding greenery enhance the garden's tranquillity, offering a peaceful retreat while still being practical for family use.

To the front of this home is an expansive driveway with space for off road parking and a charming lawn. From the front and rear, you can access the double garage, which has power and lighting throughout.

Situated in Brizincote Valley, one of Burton-on-Trent's most desirable residential areas, this home offers a perfect blend of peaceful suburban living and convenient access to town amenities. The A1 Road is just a short drive from local shops, highly regarded schools, and recreational facilities, making it an excellent choice for families. The nearby A38 provides easy links to Derby, Lichfield, and Birmingham, while Burton town centre, with its array of restaurants, pubs, and shopping outlets, is also within easy reach. Surrounded by beautiful countryside, the area offers picturesque walks and outdoor activities for all ages.

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: Off road

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 E

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

Our Ref: JGA/27092024

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.











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Ground Floor

Approximate total area⁽¹⁾

1753.44 ft²
162.9 m²

Reduced headroom

28.52 ft²
2.65 m²



Floor 1

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

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

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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