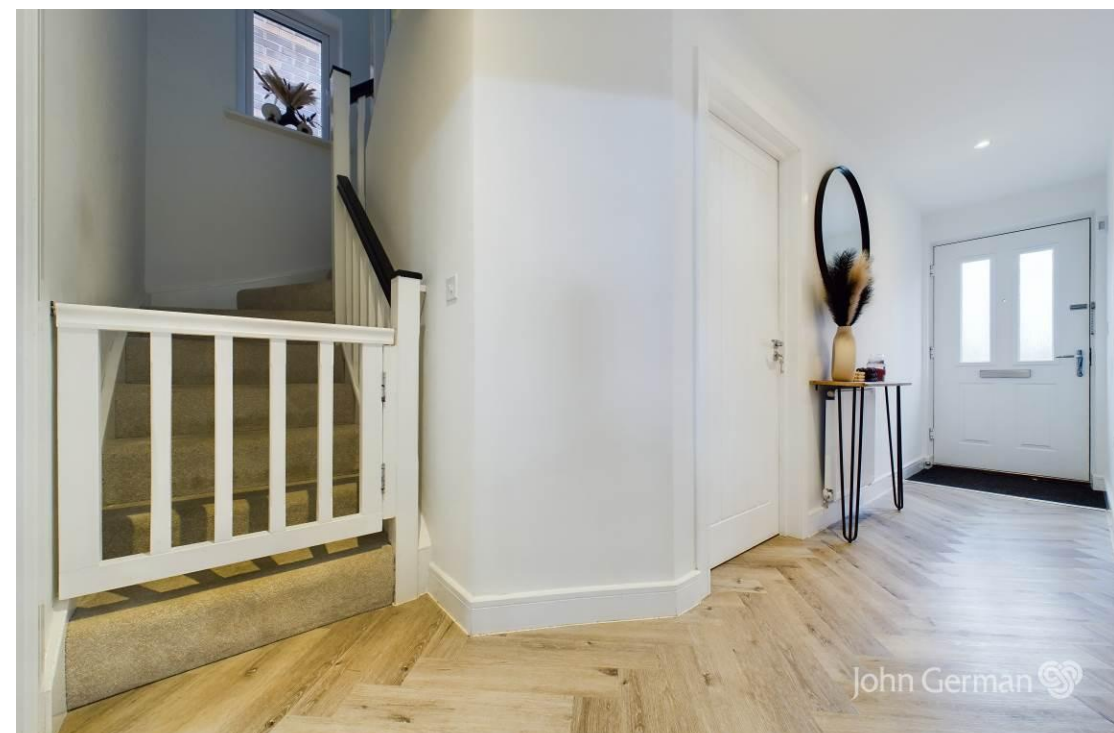


Roman Drive

Tatenhill, Burton-on-Trent, DE13 9GA

John
German






Roman Drive

Tatenhill, Burton-on-Trent, DE13 9GA

£295,000

A beautifully presented modern detached home well placed for John Taylor Free School with highlights including a lounge, separate dining room, smart fitted kitchen with integrated appliances, guest WC, integral garage with utility area, master with en suite, two further bedrooms, family bathroom and superb low maintenance landscaped gardens.

John German 

Built by Taylor Wimpey on this popular development that is a short walk from John Taylor Free School together with country and canalside walks closeby plus excellent transport links via the A38 linking Burton, Derby and Lichfield.

Step inside the front door into a generously sized hall with practical floor underfoot and stairs to the first floor. On your left is the front facing dining room and along the hall is the superb lounge having a contemporary fireplace above which is provision for a wall mounted television plus French doors out to the rear garden.

The well appointed kitchen is fitted with a modern range of units with contrasting worktops over plus an integrated oven, hob, extractor hood and fridge freezer alongside space for a full size dishwasher. A window overlooks the rear garden and a door opens to the side elevation.

Also off the hall is a good sized guest's cloakroom having attractive half panelled walls, a close coupled WC and wash hand basin.

On the first floor are three bedrooms, the master bedroom is a generous double with alcove ideal for wardrobes and its own well appointed en suite shower room having a modern three piece suite, stylish tiling and a chrome ladder radiator.

Bedrooms two and three are well proportioned rooms, one is a double sized room and the other a single, both sharing the contemporary family bathroom comprising panel bath with shower and screen over, pedestal wash hand basin, modern contrasting tiling and a chrome ladder radiator.

The rear gardens are a highlight of the home and have been landscaped by the current owners with an extensive paved terrace ideal for outdoor dining and an artificial lawn beyond having brick edging and a raised planting bed. Side access leads to the front that has a double width driveway providing ample parking and access to the integral garage having an up and over entrance door. The garage has the benefit of a utility area with space and plumbing for a washing machine and tumble dryer, excellent additional storage plus the extra feature of an internal door from the hall.

Note: There is a maintenance service charge of approx. £275 per annum.

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 & garage **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

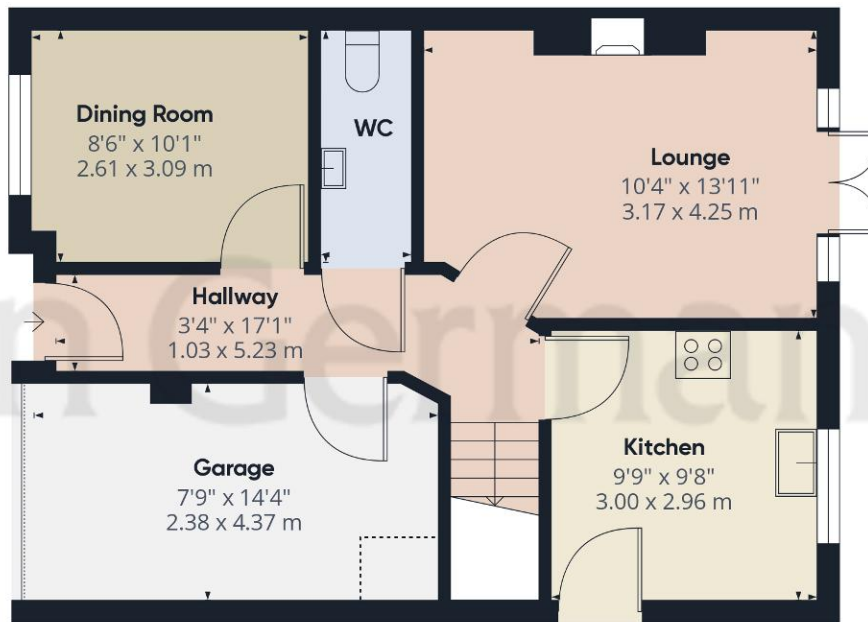
Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/21102024

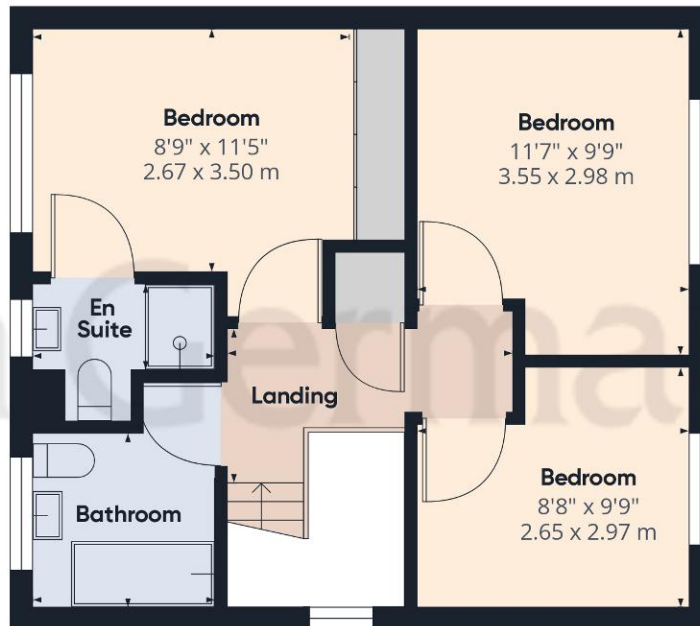
The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, please contact the office and we will be pleased to check the information 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

Approximate total area

969.29 ft²

90.05 m²

Reduced headroom

64.26 ft²

0.55 m²

(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.

GIRAFFE360



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



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Burton upon Trent | Derby | East Leake | Lichfield
Loughborough | Stafford | Uttoxeter

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