

Knight Drive

Burton Upon Trent, Staffordshire, DE13 9EU



Finished to a show home standard throughout is this wonderful semi-detached family home on Knight Drive in Burton. Benefitting from a landscaped rear garden, ensuite to master bedroom and an immaculately presented interior. This home is absolutely perfect for first time buyers and families alike!

£235,000

John German 

The front door opens into a welcoming entrance hall, with access to the ground floor WC for added convenience. The bright and airy living room is tastefully finished, with panelled walls and a media unit. To the rear of the property is the modern kitchen/diner, offering an open-plan layout ideal for both everyday family meals and entertaining. The kitchen benefits from matching wall and base units with worktops above, base level electric oven, gas hob with a cooker hood over, integrated fridge freezer, stainless steel sink and drainer and patio doors to rear garden. The inner hallway then has stairs which leads to the first-floor landing. Upstairs, the landing leads to three well-appointed bedrooms. The master bedroom enjoys the luxury of an ensuite shower room, finished with modern fixtures and built-in wardrobes offering ample storage. The second bedroom is generously sized, while the third bedroom is ideal as a child's room, guest room, or home office. The family bathroom is contemporary in style, offering a stylish suite and high-quality finishes.

The sellers have landscaped the rear garden since they bought it from new from the developers. This garden features a spacious patio area, perfect for outdoor furniture and alfresco dining, with porcelain tile paving. The patio seamlessly transitions into a lawned section, enclosed by a sturdy wooden fence, providing privacy and security. A garden shed offers additional storage space, while the well-maintained lawn creates an inviting space for relaxation or play. To the front, the home enjoys a charming, stoned frontage. Off road parking can be found to the side of the property, with enough space for at least two cars.

Knight Drive is situated in a desirable residential area of Burton Upon Trent, benefiting from a peaceful yet convenient location. Local amenities, including shops, schools, and parks, are all within easy reach, making it an ideal location for families. The property also enjoys excellent transport links, with easy access to the A38 and A50, providing routes to Derby, Lichfield, and beyond. Burton's train station is also nearby, offering further commuting options. Families will

appreciate the close proximity to good schools, such as The Mosley Academy, Shobnall Primary & Nursery School, John Taylor Free School and many more.

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 C

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

Our Ref: JGA18102024

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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Score	Energy rating	Current	Potential
92+	A		96 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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