

Denton Road  
Burton-on-Trent, DE13 0QA



A semi detached extended bungalow with spectacular views to front across the town and beyond. Highlights include long driveway, garage, two reception rooms, smart fitted kitchen, refitted shower room, two bedrooms, low maintenance gardens and no upward chain.

£220,000



John German

Situated in a popular and established residential location is the impressive semi detached bungalow which has been extended to offer a spacious home. The outstanding feature of this home are the spectacular views across Burton-on-Trent, the Trent valley and beyond with both the lounge and kitchen taking full advantage of these aspects.

Set behind a large expanse of front garden which is laid to lawn with a central planting bed together with a long driveway leading up to the garage having an up and over front entrance door. The side entrance door opens into a split level hallway with doors leading off.

The lounge is a lovely light filled room of good proportions with a fire surround providing the focal point and bow window framing fantastic views to front. From the lounge, two steps lead up to a dining/sitting room with two light tubes allowing in natural light. A door opens through to bedroom one which is well fitted out, enjoying a dual aspect with views over the rear garden and fitted wardrobes providing plenty of storage. Across the hallway, bedroom two offers a comfortable single bedroom with window and door opening out to the rear garden.

The property also features a well appointed kitchen equipped with a range of base and eye level units with work surfaces over, integrated eye level oven, hob and extractor, space for further appliances, sink and drainer unit and window framing fantastic views to front.

There is a smart fitted shower room with a modern white suite comprising shower with glazed screen, pedestal wash hand basin, WC part tiled walls and window to side.

The rear garden is paved and tiered offering low maintenance outdoor space.

The property is available with the advantage of no upward chain and we understand probate has been applied for but not yet granted.

**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:** 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 B

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

**Our Ref:** JGA/21102024

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John German  
129 New Street, Burton-On-Trent, Staffordshire, DE14  
3QW

01283 512244  
burton@johngerman.co.uk

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