

Doveridge Road

Burton-on-Trent, DE15 9GB

John 
German





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£439,950

A superb detached family home with accommodation spanning over three floors offering a flexible layout including three reception rooms, kitchen/diner, master bedroom with upgraded en suite, refitted bathroom, utility, low maintenance gardens, good sized drive & double garage.

Situated on the popular Brizlincote Valley is this superb detached family home offering an abundance of space with a well designed layout over three floors, perfect for a large family. The convenient location is handy for the nearby Tesco Express together with schools for all ages closeby and only a few minutes' drive from Burton's town centre.

Step inside a welcoming reception hall with staircase to the first floor, access to the lower ground floor and a useful door into the garage. A light and spacious lounge enjoys fantastic views to the rear and a focal point fireplace. To the front is a separate reception room that is currently used as a cosy snug but would also make an ideal office/study. Adjacent to this is a guest's cloakroom having a WC and wash hand basin plus window to the front.

The lower ground floor hall gives access to a lovely dining room, perfect for entertaining with doors opening out to the rear garden. Across the hall is a well appointed kitchen/diner equipped with a range of base and eye level units with contrasting worktops over with an inset sink and drainer set below a rear facing window. There is an integrated oven, hob and extractor fan alongside space for further appliances plus ample space for a breakfast table. Off the kitchen is a useful utility room with base and eye level units, additional appliance space, door to the rear garden and a door to a second guest's cloakroom having a WC and wash hand basin.

On the first floor the master bedroom has the benefit of its own en suite that has been refitted in a contemporary style with shower cubicle, WC, wash basin set upon a storage unit, modern ladder radiator and stylish tiling.

There are three further bedrooms served by an upgraded and refitted bathroom having a shaped bath with shower and screen over, WC, wash basin with storage below, chrome ladder towel radiator and contemporary tiling.

Outside - The low maintenance rear garden has a wide paved terrace, ideal for outdoor dining and entertaining with a step down to a decked level and an artificial lawn. Gated side access leads to the front that has an expansive block paved driveway providing ample off road parking and access to the integral double garage via two up and over entrance doors.

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: Double garage & drive

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Mains 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

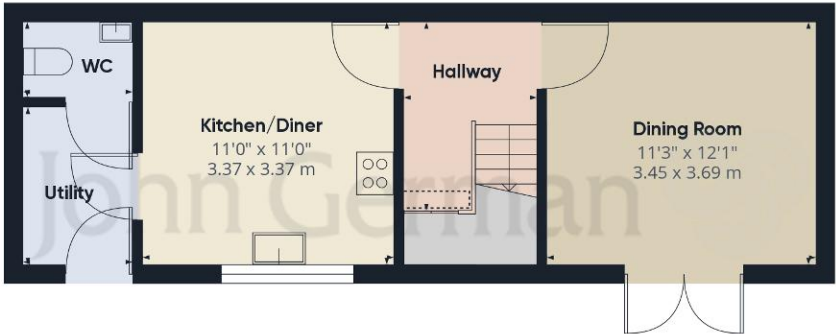
Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/26112024

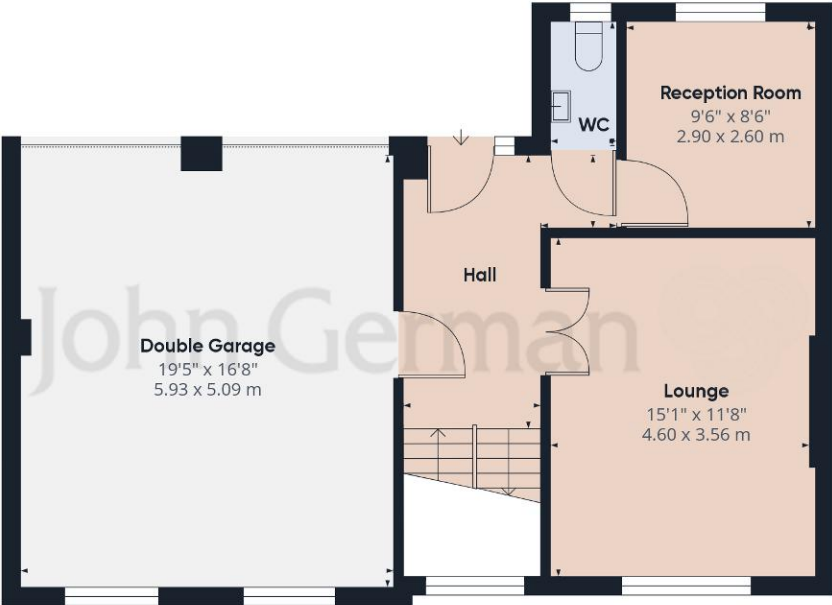
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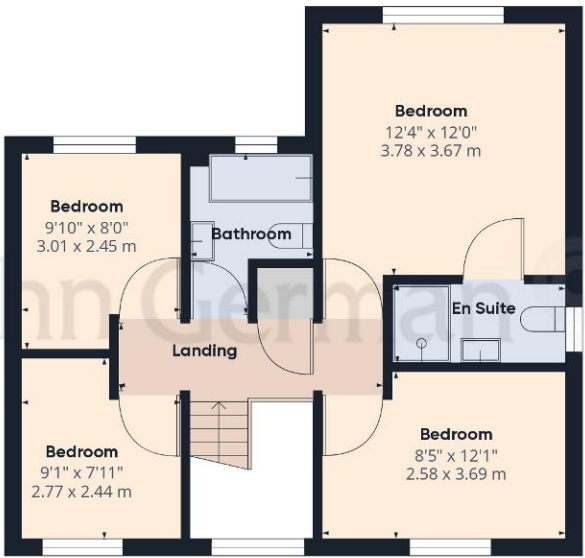




Ground Floor



Floor 1



Floor 2

Approximate total area⁽¹⁾
 1628.6 ft²
 151.3 m²

Reduced headroom
 2.68 ft²
 0.25 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.

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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		
81-91	B		81 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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