

Oakley Grange

Burton upon Trent, Staffordshire, DE13 9TR

John 
German





Oakley Grange

Burton upon Trent, Staffordshire, DE13 9TR

£375,000

This amazing house could be your perfect family home featuring a stunning interior with an extended open plan kitchen/dining/living room, separate lounge, family room/home office, master bedroom with en suite, three further good size bedrooms, large driveway, double garage and garden.

Situated in a popular residential location on a small estate is this stunning detached home occupying a choice plot, perfect for a family searching for a property with plenty of space and the benefit of a large driveway.

On the ground floor, the property features a well designed layout beginning with an entrance hall having stairs and doors leading off, together with a useful under stairs storage cupboard.

The lounge is a lovely room with a fireplace providing the focal point and window framing views to front.

Across the hallway is a family room/games room/home office which enjoys a dual aspect with windows to front and side, wood effect flooring, panelling to one wall, spotlights and preparation for a media style wall.

The highlight of the ground floor is the stunning open plan/dining/living space. The kitchen and dining area is beautifully presented, refitted and upgraded with a lovely luxurious kitchen equipped with a range of base and eye level units with work surfaces over, twin bowl ceramic sink, a fitted breakfast bar, wine rack, integrated oven, hob, extractor, microwave, fridge freezer and dishwasher. A tiled floor runs throughout this space. The good size dining area has a window and sliding patio doors opening out to the garden. There is a superb extension with skylights and glazing to three sides, perfect for entertaining and offering valuable extra living space, with views across the garden.

Off the kitchen is a useful utility room with additional appliance space and door to side, and a very practical boot room having space for coats and shoes with shelving providing extra storage.

Off the hallway is a guest cloakroom with close coupled WC and wash hand basin.

To the first floor, a good size landing has doors leading off to four bedrooms. The master is an impressive double featuring fitted wardrobes, window framing views to front and a well appointed en suite shower room comprising shower cubicle, wash hand basin, WC, tiled walls and window to side.

There are three further good size bedrooms, all with the benefit of built in double wardrobes, sharing a well appointed family bathroom with panelled bath, pedestal wash hand basin and WC.

Outside, the property stands on a fantastic plot with a large expanse of block paved driveway, front garden with a paved path to the front entrance door and side gate opening through to rear.

Side and rear gardens wrap around the property, offering plenty of outdoor space. The rear features a lawn and a corner paved terrace ideal for outside dining together with a long side garden with paved path, raised planting beds and shaped lawns. There is also preparation for decking, ready for a buyer to complete, in addition to a hardcore area with a large timber shed/workshop available by separate negotiation.

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 & double 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 E

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

Our Ref: JGA/12122024

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.

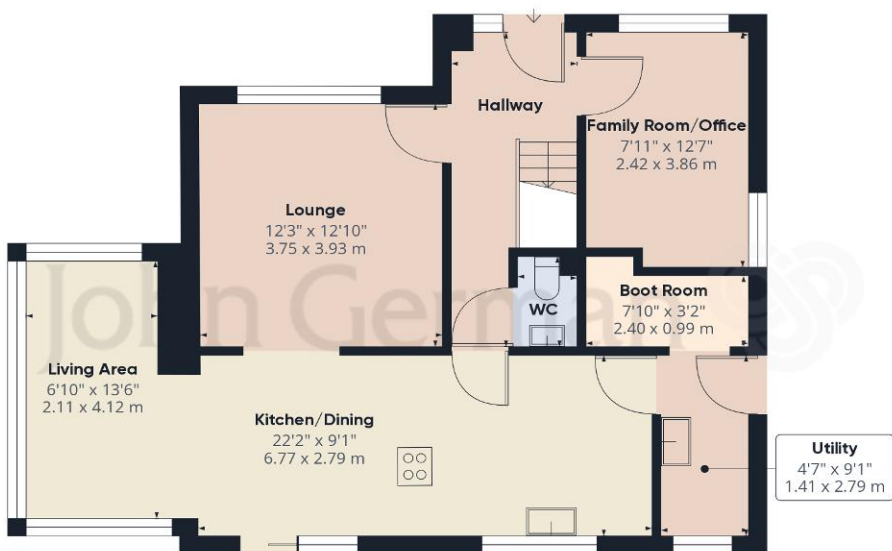




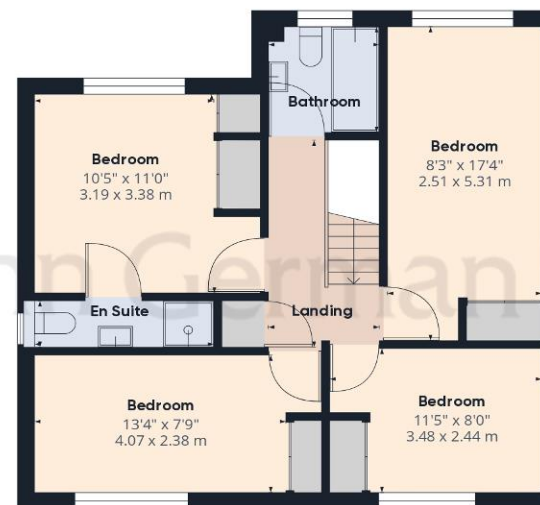








Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

1661.32 ft²

154.34 m²

Reduced headroom

0.22 ft²

0.02 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 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.

AWAITING EPC MEDIA



John German

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

01283 512244

burton@johngerman.co.uk

Ashbourne | Ashby de la Zouch | Barton under Needwood
Burton upon Trent | Derby | East Leake | Lichfield
Loughborough | Stafford | Uttoxeter

JohnGerman.co.uk Sales and Lettings Agent



