

# Clough Drive

Burton-on-Trent, DE14 2DL

John German









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£270,000

NO UPWARD CHAIN

With views over a park to the front aspect, this beautifully presented and spacious home is arranged over three floors, with a separate utility, en suite to the master bedroom and rear garden with access to the garage.

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Conveniently located near the amenities of Burton town centre and offering easy access to major road links such as the A38 and A50, this smartly presented and modern three-storey, five bedroomed property offers spacious living, including a bright and inviting first-floor lounge overlooking the park.

The property offers an abundance of living space spread across three separate floors. The spacious layout flows effortlessly, making it ideal for modern-day living. At the front of the property, you will find a charming small garden, along with a tarmac driveway to the side offering off-road parking for multiple vehicles. The driveway leads to a single garage, which can be accessed via an up-and-over door at the front, as well as a side door from the rear garden. The garage has power and lighting throughout and a painted floor. The storage and shelving in the garage is included in the sale.

Upon entering through the front door, you are welcomed by a hallway with stairs leading to the first floor. The ground floor features a versatile reception room at the front, ideal for use as a second living room, home office, playroom, or more. At the rear of the hall there is a cloakroom with WC, hand wash basin and mirror. There is also an under stairs storage cupboard for coats, shoes and cleaning appliances. The kitchen is well-appointed, with matching eye and base level units, work surfaces and tiled splashbacks, breakfast bar, base level oven, gas hob with cooker hood above, 1 ½ bowl stainless steel sink and drainer, integrated dishwasher and patio doors which lead to the rear garden. Off the kitchen is a conveniently located utility room, which features a stainless-steel sink and drainer, space for a washing machine, and a door leading to the rear garden.

On the first floor, the home features a spacious main living room and two generously sized bedrooms. The living room is particularly impressive, offering ample space for relaxation and entertaining, with double aspect windows at the front that overlook the park. Both bedrooms on this floor are generously sized, comfortably accommodating a double bed and plenty of bedroom furniture.

To the top floor we can offer a further three sizeable bedrooms. The pick of the three on this floor is the master bedroom which is a great size and has its own large, en suite shower room. The en suite features a shower cubicle, WC, extractor fan and wash hand basin. The other two bedrooms then share a family bathroom. Which includes a bath with mixer taps, wash hand basin and WC.

To finish, this home boasts a spacious rear garden that is mainly laid to lawn, with wooden fencing around the perimeter and decorative flower borders. Additionally, there is a patio area perfect for outdoor furniture. From the rear garden, the garage can be accessed by a side door.

**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:** Mains.

(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 D

**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/07012025

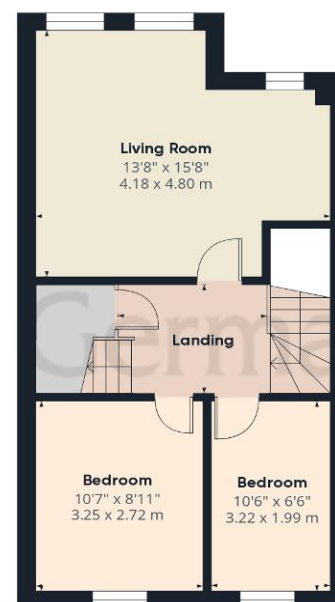




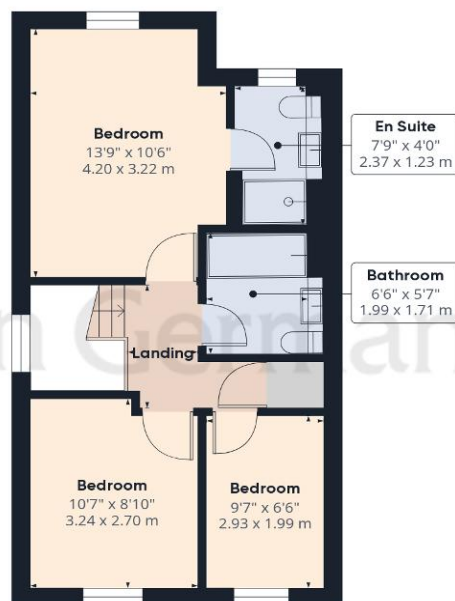




Ground Floor Building 1



Floor 1 Building 1



Floor 2 Building 1



Ground Floor Building 2

Approximate total area<sup>(1)</sup>

1456.89 ft<sup>2</sup>

135.35 m<sup>2</sup>

(1) Excluding balconies and terraces

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.

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**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.

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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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	78 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



## John German

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