

Waterton Close

Burton-on-Trent, DE13 0RL



A superb detached three bedroom home standing behind a large driveway with single garage. The immaculately presented accommodation includes entrance hall, guest WC, spacious lounge, good size dining kitchen, large conservatory, three bedrooms including master with en suite and low maintenance rear garden.

£270,000

John German

Situated in a popular residential location handy for schools for all ages together with excellent transport links and being in easy walking distance of a choice of shops and pubs. This home is perfect for those seeking to upsize and secure a detached home but also those seeking to downsize to a good size home.

Enjoy a lovely cul de sac location and set behind a good expense of block paved driveway providing plenty of off road parking and access to a single garage.

There is a canopy porch over the front entrance door which opens into the entrance hallway with staircase off to first floor and doors leading off. The guest WC is fitted with a close coupled WC, wash hand basin and window to front.

The lounge is a light and spacious room with window to front and fireplace providing the focal point.

A door leads through to a lovely open plan kitchen diner fitted with a range of base and eye level units with work surfaces over, integrated oven, hob and extractor. There is space for further appliances, plenty of space for a dining table and a useful understairs storage cupboard.

A window and door open through into a good sized conservatory offering a fantastic extra reception room, having French doors opening out to the low maintenance rear garden. It also has the benefit of an internal door into the garage.

To the first floor, the landing has an airing cupboard, window to side has doors leading off to three bedrooms. The master bedroom has a built in double wardrobe and an en suite shower room with WC, pedestal wash hand basin and shower cubicle. Across the landing is the second double bedroom and the third bedroom which makes an ideal single or fantastic dressing room. Both rooms have windows to rear.

The well appointed family bathroom is fitted with a panelled bath with shower over and shower screen, pedestal wash hand basin and WC.

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: 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
www.eaststaffsbc.gov.uk

Our Ref: JGA/22012025

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Ground Floor



Floor 1

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Approximate total area⁽¹⁾
993.5 ft²
92.3 m²

(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.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

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