

Willow Street

Burton-on-Trent, Staffordshire, DE14 2BQ

John German





Willow Street

Burton-on-Trent, Staffordshire, DE14 2BQ

£280,000

A superb detached family home on a lovely modern development, beautifully presented throughout and ready to move into, with highlights including spacious kitchen diner, lounge opening out to rear garden, amazing master bedroom and ensuite, long drive and detached garage.



Situated on a popular modern development handy for a range of local amenities and schools for all ages is this impressive detached home, perfect for a family with accommodation spanning three floors and occupying a lovely position on the development with a long driveway providing plenty of off road parking, together with a good sized detached single garage.

Set behind a small front garden with paved path to the front entrance door which leads to a lovely welcoming reception hallway with panelling to walls, staircase to the first floor and doors leading off.

The kitchen diner is a particular highlight of the ground floor, beautifully presented and well equipped with a range of base and eye level units with work surfaces over, integrated oven, hob, extractor hood and dishwasher plus window framing views to front. There is a good sized dining area making this space ideal for entertaining or the family to get together.

The lounge occupies a lovely position in the property with French doors opening out to the rear garden.

Completing the ground floor accommodation is the guest WC with closed coupled WC and wash hand basin.

To the first floor is a spacious landing and has doors leading off to three bedrooms, bedroom two is a generous double with a fitted mirrored wardrobe with sliding doors and window framing views to front. Further along the landing is a good sized third bedroom with window framing views to rear and also bedroom four is a good sized single bedroom or ideal home office/study.

The family bathroom is well appointed with a modern white suite comprising panelled bath, pedestal wash hand basin and WC.

One of the highlights of the house is an amazing top floor master suite, an enormous space with fitted wardrobes providing plenty of storage and dormer style window framing views to front, together with a well appointed ensuite shower room with shower cubicle, pedestal wash hand basin and WC.

Gardens to rear feature a paved terrace ideal for outside dining together with lawned and raised planted beds, and space at the back of the garage ideal for a shed.

We understand there is an estate management fee of approximately £190 per annum currently.

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:** Driveway & 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 D

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

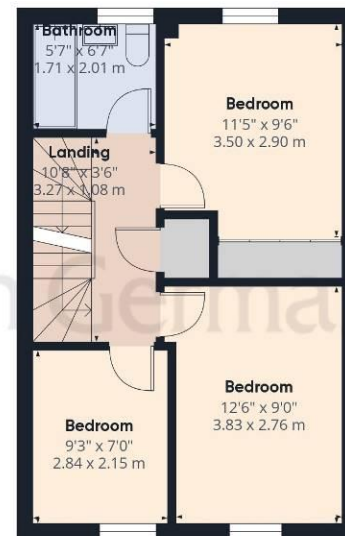
Our Ref: JGA12022025







Ground Floor Building 1



Floor 1 Building 1



Floor 2 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

1281.98 ft²

119.1 m²

Reduced headroom

4.29 ft²

0.4 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 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.

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.

Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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



