

Sweeney Drive

Burton-on-Trent, DE13 9FP

John German



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£395,000

Located in the sought after village of Tatenhill is this wonderful, detached family home. Situated a few minutes' walk away from John Taylor Free School and set on a generous sized plot with off road parking and garage to side.

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Situated in the desirable area of Tatenhill, this property enjoys close proximity to an array of local amenities including shops, well regarded golf club, local pubs and restaurants and leisure facilities. Families will appreciate the close proximity to good schools such as Rykneld Primary School, Paget High School, John Taylor Free School and many more. Branston provides easy access to Burton-upon-Trent and major road networks, making it ideal for commuters. With beautiful countryside nearby, residents can enjoy scenic walks and outdoor pursuits, combining the best of town and rural living.

Built by Cameron Homes in 2022, this home is finished to a high standard the whole way through. The home is positioned at the bottom of the cul de sac on Sweeney Drive. With being the end plot, the home offers a much bigger plot than most other detached homes on the estate. Allowing off road parking to the front and access to the garage. The garage is equipped with power and lighting throughout and is accessed by either up and over doors to the front or a side door, from the rear garden.

As you walk into the home, you are greeted by the entrance hallway. With stairs leading to the first floor landing and access to the living room, kitchen and downstairs w/c. The living room is to the right of the hallway and runs the entire length of the home, with patio doors leading to the rear garden. To the left of the hallway is the impressive, open plan kitchen diner. Wrapping around the back of the property with patio doors leading out to the rear garden, once again.

To the first floor landing, this home boasts four generous sized bedrooms. The master bedroom is the pick of the four, having access to its own en suite and built in wardrobes. The en suite features a shower cubicle, w/c and wash hand basin. The other three bedrooms then share a family bathroom, which has a bath with mixer taps and shower above, w/c and wash hand basin.

The rear garden has been landscaped by the owners, since their purchase in 2022. The garden now consists of a large patio area, for outdoor furniture. The rear garden is mainly laid to lawn and is privately enclosed to the perimeter.

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:** 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

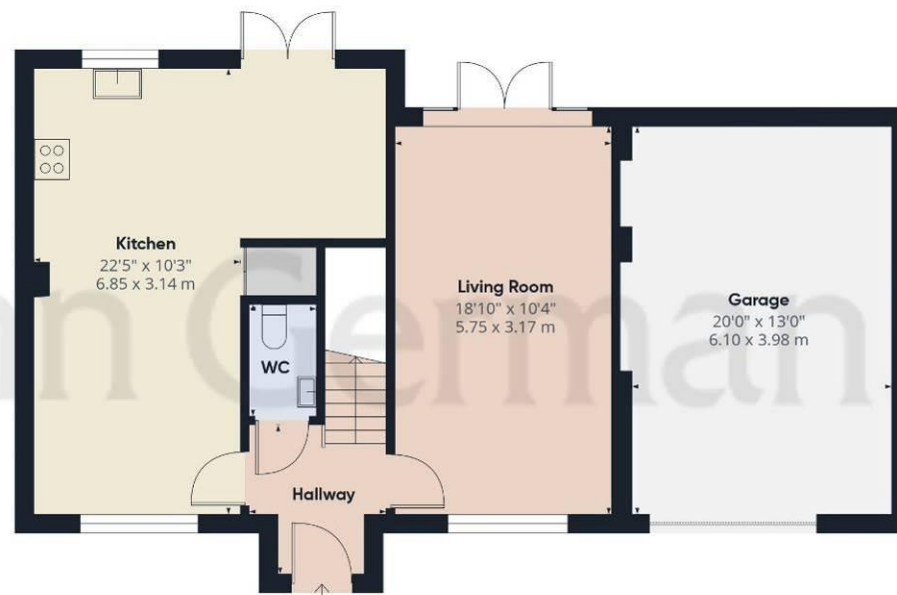
Our Ref: JGA14052025

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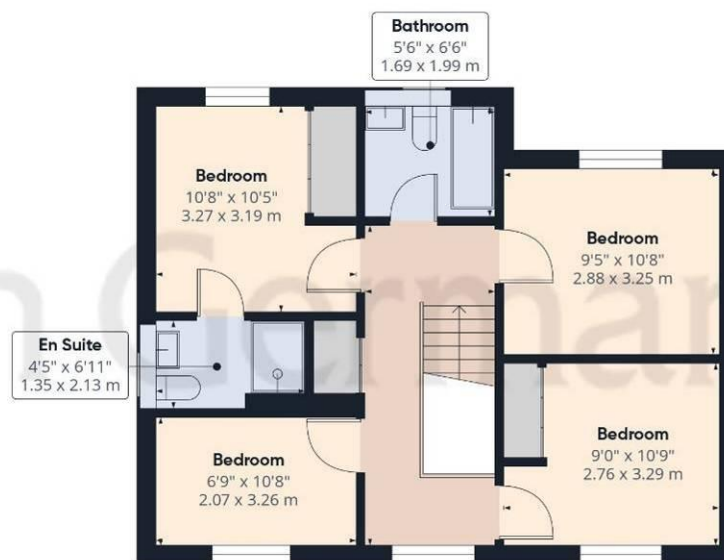


Ground Floor

Approximate total area⁽¹⁾

1425 ft²

132.3 m²



Floor 1

(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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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Agents' Notes

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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.

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| 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 | | |



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