

Maple Drive

Burton-on-Trent, DE13 0SN

John
German



John German





£339,950

Set on a lovely corner plot and presented to show home standard is this superb home with a lovely dual aspect lounge opening out to the landscaped garden, kitchen/diner to impress, utility, ensuite to master, and an amazing garage conversion creating a home office/studio with shower room.



John Germinal

This amazing home is perfect for a growing family or couple wanting plenty of spaces with all the benefits of a lovely corner position. The house also features a very impressive garage conversion - a particular highlight, offering a superb contemporary home office/studio with French doors to the garden and a well appointed shower, together with space for a washing machine/appliances. This is a fantastic separate room ideal for those working from home, games rooms or 'den' style space for children/teenagers.

The front door opens into a welcoming hall with stairs and doors leading off. To the left is a dual aspect lounge with two sets of French doors seamlessly connecting the inside with outside. Across the hall is an impressive kitchen/diner perfect for families and entertaining. The kitchen is very well appointed with an integrated oven, hob, fridge/freezer and dishwasher, together with plenty of space for a dining table. Off the kitchen is a useful utility room with additional appliance space and door to the driveway. Completing the ground floor is a stylishly decorated guest cloakroom/WC.

The first floor features four bedrooms with high ceilings enhancing the space. The master bedroom has tall fitted mirrored wardrobes and a luxurious ensuite. The three further bedrooms share a well appointed bathroom.

The rear garden has been landscaped for lower maintenance with a paved terrace, artificial lawn and side gate to the drive.

Agents note: We understand there is an estate management fee currently £180 per annum.

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: Cable - 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

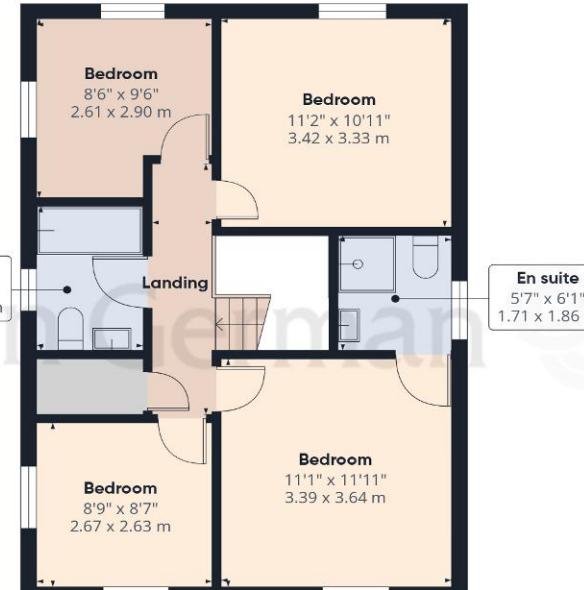
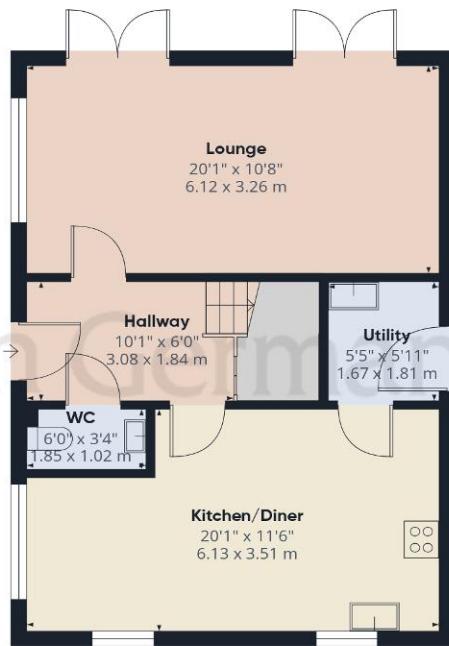
Our Ref: JGA/06012026

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Approximate total area⁽¹⁾

1303 ft²
121.2 m²



(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Agents' Notes

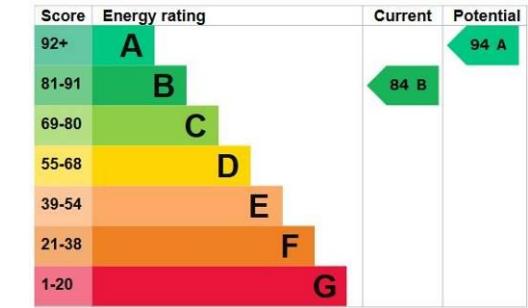
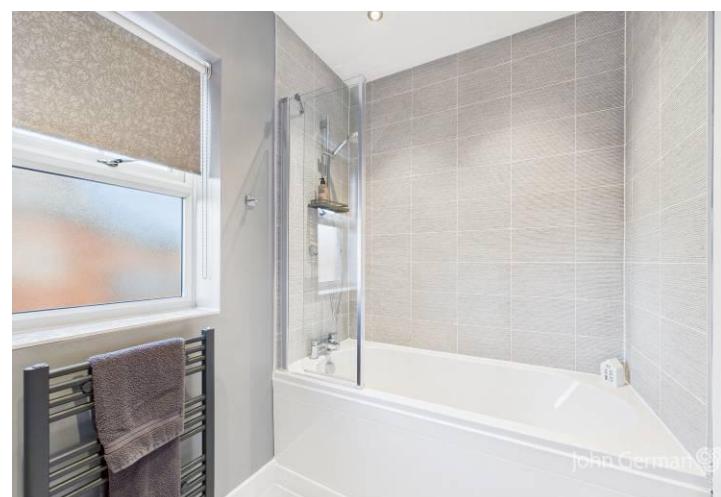
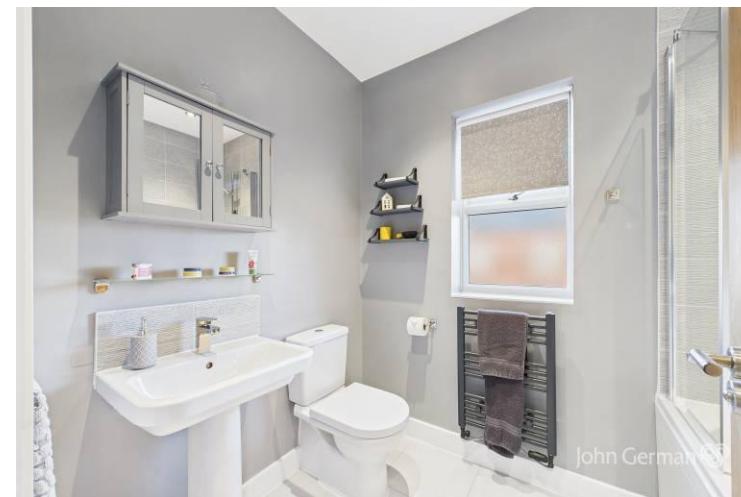
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