

Highcroft Drive

Burton-on-Trent, DE14 2BJ

John 
German





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Burton-on-Trent, DE14 2BJ

£495,000

This is a home perfect for a large family having 2050 ft² of accommodation, an abundance of space including four bedrooms, ensuite, family bathroom, two large receptions rooms, impressive kitchen diner, extensive drive and double garage, all set on a wonderful garden plot with views.

This amazing home is perfect for a growing family fulfilling the need for space with over 2000 ft² of accommodation including a double garage, situated in a lovely established, small development of executive detached homes, well placed for schools with Shobnall Primary just around the corner.

The house has a light, airy and spacious feel throughout, beautifully presented and ready to move into.

For those needing plenty of parking, there is substantial block paved drive and a very useful double garage. A gate to the right hand side of the drive leads to a wide side area with an oversized shed, which would make an ideal workshop.

The porch leads through to a wonderfully spacious hall setting the tone for the rest of the house, with a tiled floor, a staircase to the first floor and a guest WC.

To the right is a large dining room having a bay window framing views to front. This could alternatively be used as a second lounge/family room or a big home office if required.

The lounge is a superb room having a fireplace and a large picture window framing views of a pretty water feature, making this a lovely room to relax and unwind in.

The kitchen/diner impresses; a room of generous proportions with a tiled floor and a well appointed kitchen. There is plenty of space for a dining or breakfast table, plus an armchair/sofa, with French doors opening to the garden, making this a great space to entertain.

Off the kitchen is a useful utility room with additional appliance space, fitted units and a door out to the side.

The landing is again generously sized with doors leading off. The superb master bedroom is huge, with views to front and an ensuite shower room. Bedroom two has a Jack and Jill style door to a luxurious family bathroom with a spa bath. Bedroom three is a large double and bedroom four is again a good size room and has a fitted shower cubicle.

The rear garden is a particular highlight, backing onto woodland with a large paved terrace, beautiful water feature, shaped lawns and established borders.

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 & double garage

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Gas

(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 F

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

Our Ref: JGA/27022026

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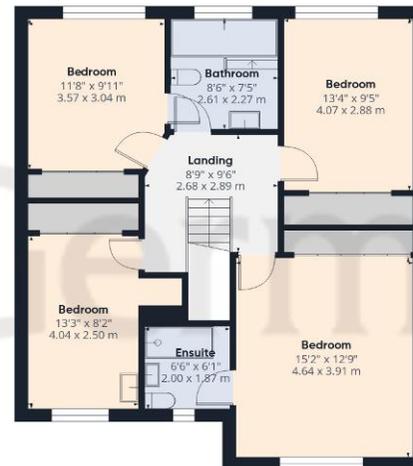


John German 





Ground Floor



Floor 1



Approximate total area⁽¹⁾

2050 ft²

190.5 m²

Reduced headroom

15 ft²

1.4 m²

(1) Excluding balconies and terraces

Reduced headroom

----- Below 5 ft/1.5 m

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

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.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	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
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JohnGerman.co.uk Sales and Lettings Agent



