

Rowbury Drive

Burton Upon Trent, Staffordshire, DE15 0LP

John German





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£399,950

A highly impressive individually designed and built detached bungalow with far reaching views to the front, standing on a super garden plot with spacious accommodation throughout, comprising a porch, reception hall, dual aspect lounge, large dining kitchen, conservatory, three bedrooms, shower room, utility, guest WC, garage and driveway.



With no upwards chain, John German are delighted to offer for sale this exceptional detached bungalow standing on a mature garden plot with fantastic far reaching views to the front. Rowbury Drive is a delightful close, featuring just a handful of character properties. This particular bungalow enjoys a position towards the top of the cul-de-sac.

Set behind a good expansive driveway and front garden with a studded double timber front entrance door leading to the porch, followed by a door leading into the large reception hallway with doors leading off to the accommodation.

The lounge is a light and spacious room with a dual-aspect featuring two bays to the front and side and a marble fire surround providing the focal point. There is an impressive and spacious dining kitchen; the dining area has a window to the side and the kitchen area is well appointed with a range of base and eye level units with work surfaces over, integrated electric oven, hob and extractor above, and sink and drainer unit. A door leads into the large conservatory with French doors opening out to the rear gardens, which is a superb space to enjoy the far-reaching views.

Off the conservatory, there is a door to a rear hall which leads to the garage to the side, also with a utility room off with additional appliance space, wall mounted gas central heating boiler and guest WC comprising of a close coupled WC and wash basin.

Doors then lead off to three bedrooms, with the master being a particularly generous double with a window to the side, an internal door to the conservatory and built in wardrobes providing useful storage. Bedroom two is a delightful dual aspect room which is currently used as a bedroom / study with fantastic views over the front, while bedroom three is a generous single with a built-in double wardrobe.

There is an oversized single garage to the side with an electric up and over front entrance door and internal door to the rear hallway. The property stands in mature gardens with a lawned frontage with well established borders. To the rear, the garden is split-level with shaped lawns, borders and hedging. There is also an attractive side garden with a brick arch and a gate, giving side access.

Viewing is highly recommended to appreciate the plot, position and accommodation on offer. The bungalow stands in a highly convenient location just a short distance away from Burton-Upon-Trent town centre and the nearby centres of Swadlincote and Ashby-De-La-Zouch. To be sold with the advantage of no upward chain and we understand that furnishings and appliances are available by separate negotiation. The white goods in the utility are to be included in the sale.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Services: Mains water, drainage, electricity and gas are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

Useful Websites: www.environment-agency.co.uk

Our Ref: JGA/22102020

Local Authority/Tax Band: East Staffordshire Borough Council / Tax Band E

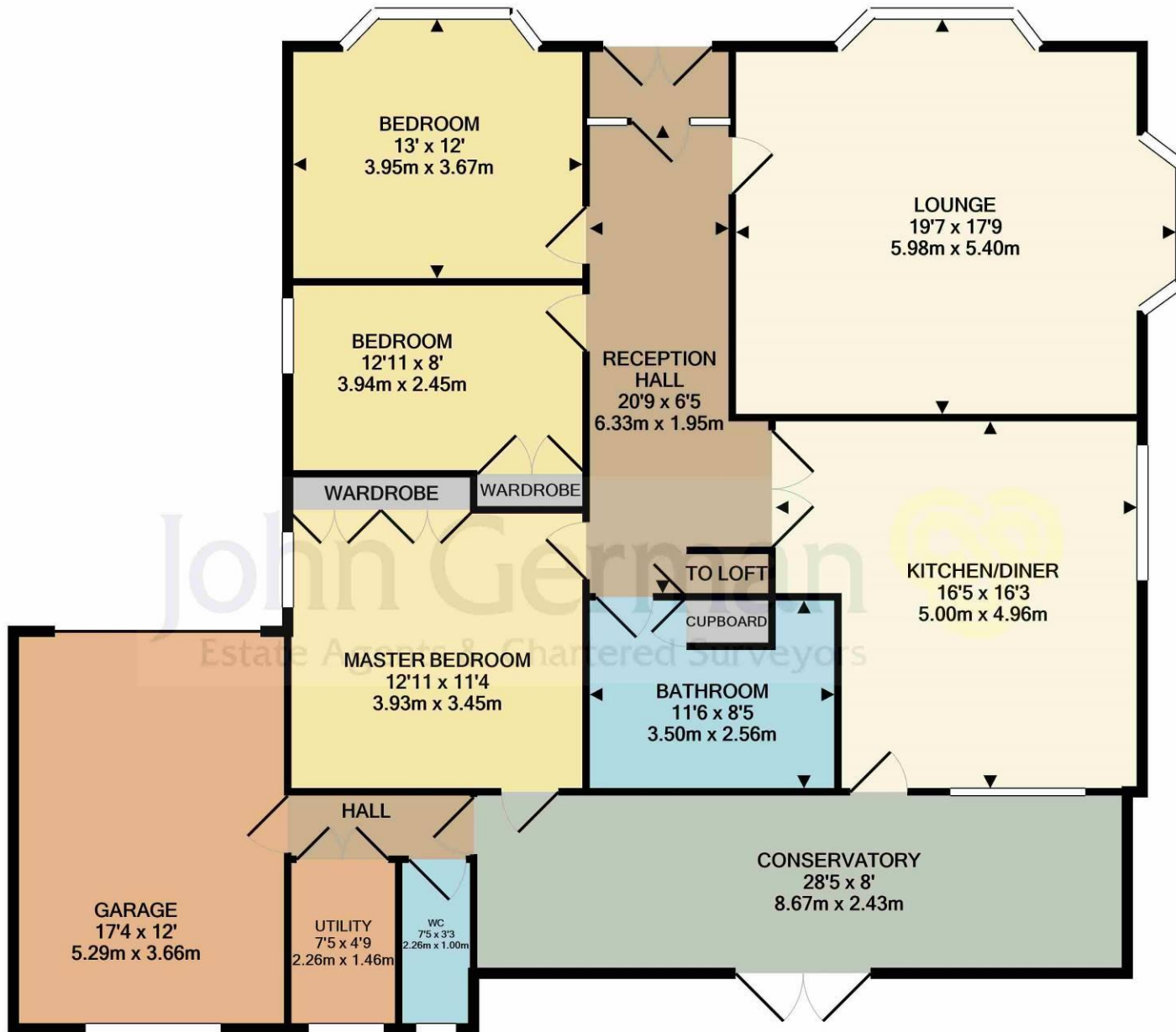












Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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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.

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	55 D	67 D
39-54	E		
21-38	F		
1-20	G		



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