

# Calais Road

Burton-on-Trent, DE13 0UN

John German






# Calais Road

Burton-on-Trent, , DE13.0UN

£225,000

A semi-detached brick house with a rear garden. The house has a brick exterior, a gabled roof, and a rear extension with a glass door and a balcony. The garden features a checkered patio, a wooden deck, and a table with chairs. There are various plants and a small statue in the garden.

An exceptional semi detached home set on a large corner plot boasting roof top garden enjoying spectacular views together with two reception rooms, fitted kitchen, useful utility room, three bedrooms, single garage and generous driveway.

This highly impressive semi detached home stands on a superb corner plot with a rooftop garden affording spectacular views across Burton-on-Trent. Situated in a popular residential location with shops and schools for all ages closeby together with Burton's Queens hospital being within easy reach.

### Accommodation

A double glazed front entrance door opens into the hall with stairs rising to the first floor and doors off.

To the front is a light and spacious lounge with a focal point feature fireplace and double doors opening to a separate dining room with wood effect flooring and double-glazed patio doors opening to the rear garden. A door opens into the kitchen fitted with a range of base and eye level units with work surfaces over, space for appliances, a useful under stairs storage cupboard and door to a useful utility room with tiled floor, space for three further appliances, wall mounted cupboard and double glazed patio doors to the rear. A guest cloakroom leads off and an internal door to the garage.

The first-floor landing leads to three bedrooms served by the refitted family bathroom upgraded with a modern white suite comprising panelled bath, pedestal wash hand basin, WC and chrome towel rail/radiator. The landing also gives access to a superb rooftop garden with artificial grass with glazed surround providing stunning views across Burton-on-Trent.

### Outside

To the rear is a large paved patio with fitted corner table and seating in addition to a side artificial lawn and decked area, the perfect garden for entertaining.

Set back from the road behind an extensive block paved driveway and additional gravelled hardstanding. A single garage has an up and over door.

**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.

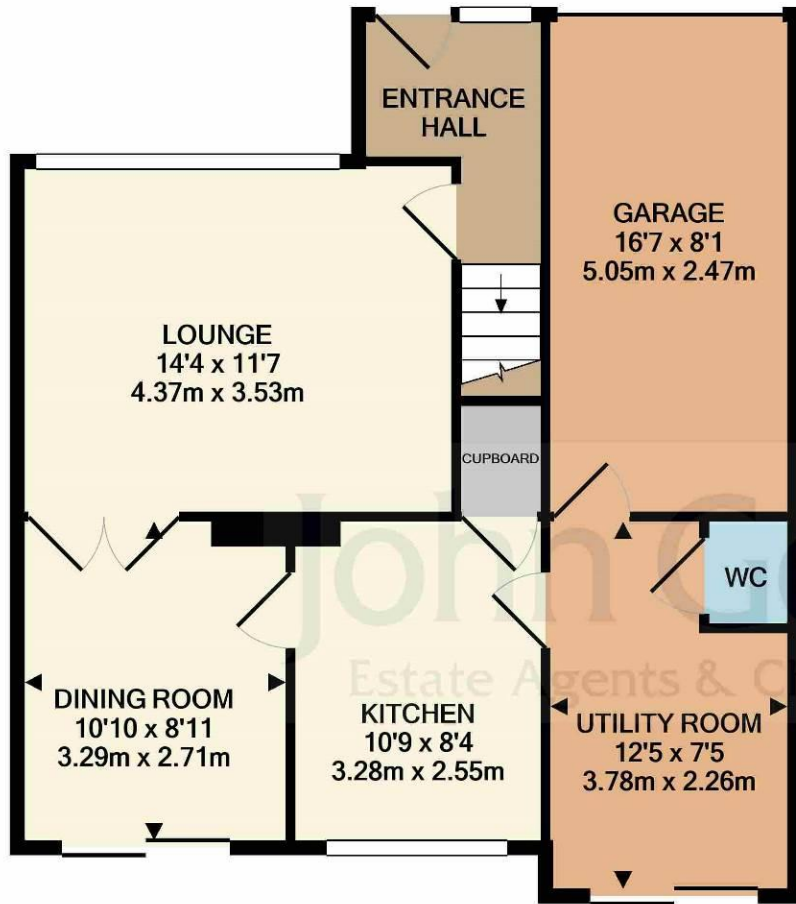
**Useful Websites:** [www.environment-agency.co.uk](http://www.environment-agency.co.uk) [www.eaststaffsbc.gov.uk](http://www.eaststaffsbc.gov.uk)

**Our Ref:** JGA/16112020

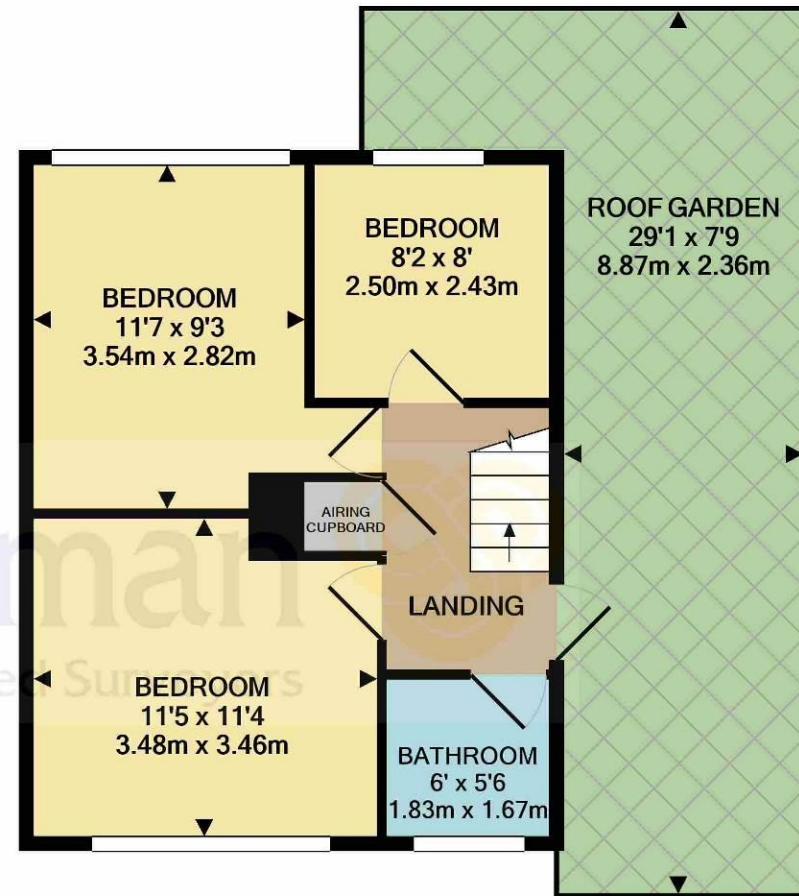
**Local Authority/Tax Band:** East Staffordshire Borough Council / Tax Band C







GROUND FLOOR



1ST FLOOR

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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### 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.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		82   B
69-80	C		
55-68	D	56   D	
39-54	E		
21-38	F		
1-20	G		



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