

Cascade Close

Burton-on-Trent, Staffordshire, DE14 1DX



A very well presented modern semi-detached family home situated in a popular residential location.

£230,000



John German

John German are delighted to offer for sale this well presented modern three bedroomed semi-detached family home located on this popular Bellway site in Burton-on-Trent.

Internally the property comprises of double glazed entrance door leading into the entrance hall having ceramic tiled flooring and doors off into the guest cloakroom and doors off into the living room.

The guest cloakroom comprises of low level WC, pedestal wash hand basin with tiled splashback, ceramic tiled flooring and a ceiling light point.

The inviting living room has a UPVC double glazed window to the front aspect, feature fireplace, ceiling light point, carpeted flooring and door leading into the inner hall.

From the inner hall there are carpeted stairs rising to the first floor landing and a door leading into the open plan Kitchen/Diner which boasts a generous selection of woodgrain effect base and eye level units with complementary grey rolled edged working surfaces, stainless steel sink & drainer with mixer tap over, four ring gas hob with electric oven under and stainless steel extractor over, integrated fridge/freezer, washing machine and dishwasher. There is ceramic tiled flooring, useful storage cupboard and uPVC double glazed French doors opening out onto the rear garden.

Upstairs there are three bedrooms, two generous doubles and one smaller single ideal as a home office or study. The master bedroom has a uPVC double glazed window to rear aspect, carpeted flooring, built-in double wardrobe and its own en-suite shower room comprising of wash hand basin, low level WC, shower cubicle with mains shower, fitted shaver point, and an obscured uPVC double glazed window to rear elevation.

The family bathroom boasts a modern suite comprising of white panelled bath with fitted electric shower over, wash hand basin, low level WC, ceramic tiled flooring and a chrome heated towel rail.

Outside - To the front of the property is off-road parking for two cars and to the rear of the property is a fully enclosed garden with a large decked seating area, further patio seating area, garden shed and astro-turf lawn .

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

Property construction: Standard

Parking: Drive

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Mains gas

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: Full 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 C

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

Our Ref: JGA08042024

The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, 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. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.







Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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Agents' Notes

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