

# Woods Lane

Burton-on-Trent, DE15 9DB

John   
German






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£450,000

A modern dining room with a glass table, beige chairs, and a large potted plant. The room features light wood flooring, white walls, and a large window with a black frame. A white door is visible on the left, and a large potted plant is in the foreground on the right.

A very appealing and recently renovated family home demonstrating a high quality contemporary finish throughout and set on a gently elevated plot with attractive good sized southerly facing gardens, ample driveway, carport and garage.

To the front there is an open porch with a composite entrance door leading into an attractive reception hall which has Moduleo hard flooring through the hall, cloakroom, dining room and kitchen. Stairs ascend to the first floor with an oak and glazed balustrade.

At the front of the property is an attractive lounge with a lovely large square bay window and a feature vertical heating radiator.

At the rear of the property is the stylish open plan living dining kitchen with vertical central heating radiators and attractive downlighting. It seamlessly combines dining and sitting areas which have French doors leading out to the lovely garden. The kitchen is equipped with a superb range of contemporary white base and wall units surmounted by worktops with an inset 1.5 bowl sink and mixer tap together with a central island and breakfast bar. There are glass splash backs and plinth lighting and a range of Siemens appliances comprise an induction hob with matching extractor and fan oven, combination microwave/oven, fridge freezer and dishwasher.

Off the kitchen is a separate utility room that is equally well equipped with base and wall units surmounted by worktops with an inset stainless steel sink, mixer tap and splash backs, appliance spaces with plumbing for automatic washing machine plus the wall mounted gas boiler. A door leads to the side carport.

On the first floor is an attractive landing with oak and glazed balustrading, loft access with ladder, boarding and light. The master bedroom is fitted with a range of mirror fronted wardrobes and enjoys views over the rear garden. This comes with a luxury en suite facility having walk in tiled shower with glazed screening and Bristan fitment thermostatic shower unit, drench head, vanity wash hand basin and WC, chrome heated towel rail, useful storage cupboard and tiled flooring.

There are two further good sized double bedrooms and an equally very generous bedroom four which could also be used as a study and has fitted storage units. These are served by the family bathroom which has a centre fill double ended bath in tiled surrounds with fully tiled walls and floor, with Bristan mixer tap and shower attachment, vanity wash hand basin with storage, WC, chrome heated towel rail and large wall mirror.

The property is set well back from the road in a gently elevated position with deep lawned front having sleeper retaining walls and an excellent block paved driveway providing ample parking and access to the carport via an electric roller door which in turn gives access to the rear where there is a detached brick single garage and store unit.

The wonderful southerly facing rear garden is an excellent size with a spacious paved patio area, extensive lawns with well stocked borders and a timber summerhouse.

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

**Property construction:**      **Parking:** Drive      **Electricity supply:** Mains      **Water supply:** Mains

**Sewerage:** Mains      **Heating:** Gas

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

**Broadband type:** TBC      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](http://www.gov.uk/government/organisations/environment-agency)

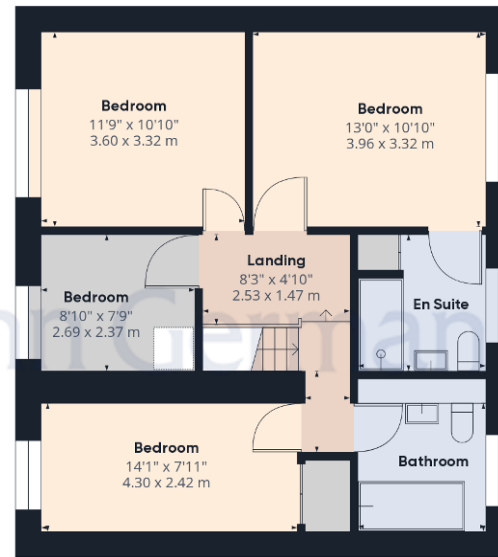
**Our Ref:** JGA/23052024



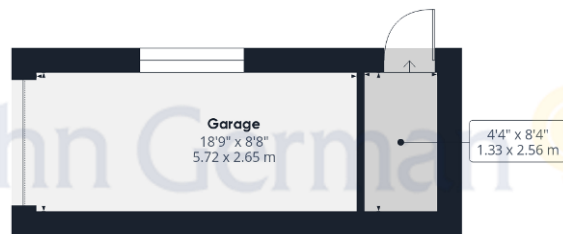




Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

**Approximate total area<sup>(1)</sup>**  
 1756.91 ft<sup>2</sup>  
 163.22 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		



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