

# Orchid Close

Burton-on-Trent, DE15 9FH

John   
German









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Burton-on-Trent, DE15 9FH

£275,000

A well located home with attractively remodelled interior together with an interesting landscaped terraced garden and balcony with views, convenient for local amenities and schools.





The front entrance door leads into the hallway which has a tiled flooring and useful built in cloaks cupboard together with stairs off having balustrade and storage area below. Off this is a cloakroom and WC.

The kitchen has been remodelled and attractively fitted with a range of contemporary base and wall units surmounted by wood effect worktops having inset stainless steel sink with mixer tap having flex hose, further appliance spaces with plumbing for washing machine and dishwasher, electric ceramic hob with splashbacks and extractor hood over, a built under oven, two Velux roof lights and French doors to the rear opening onto a decking patio area.

Opposite on the hall is a separate sitting room or study which has a fitted desk and wall units. To the rear is a very pleasant L shaped lounge dining room which has two pairs of French doors, both leading out onto a balcony overlooking the garden and woodland area beyond enclosed by wrought iron balustrade.

To the first floor is a landing with balustrading and loft access together with an airing cupboard. Off the landing there are two excellent double bedrooms, plus a third single bedroom, all served by a modern fitted bathroom having bath in tiled surrounds with electric shower over and glazed screen, pedestal wash hand basin, tiled flooring and chrome heated towel rail.

To the front of the property is a wide driveway providing ample off road parking together with a useful store being the latter part of the former garage, having an up and over door.

To the rear of the property is a very attractive and interesting terraced garden having been landscaped with a series of decking areas, pergola and two summer house sheds, being ideal for family or friend entertaining spaces.

**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

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:** Mains

**Heating:** Gas

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

**Broadband and 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 C

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

[www.eaststaffsbc.gov.uk](http://www.eaststaffsbc.gov.uk)

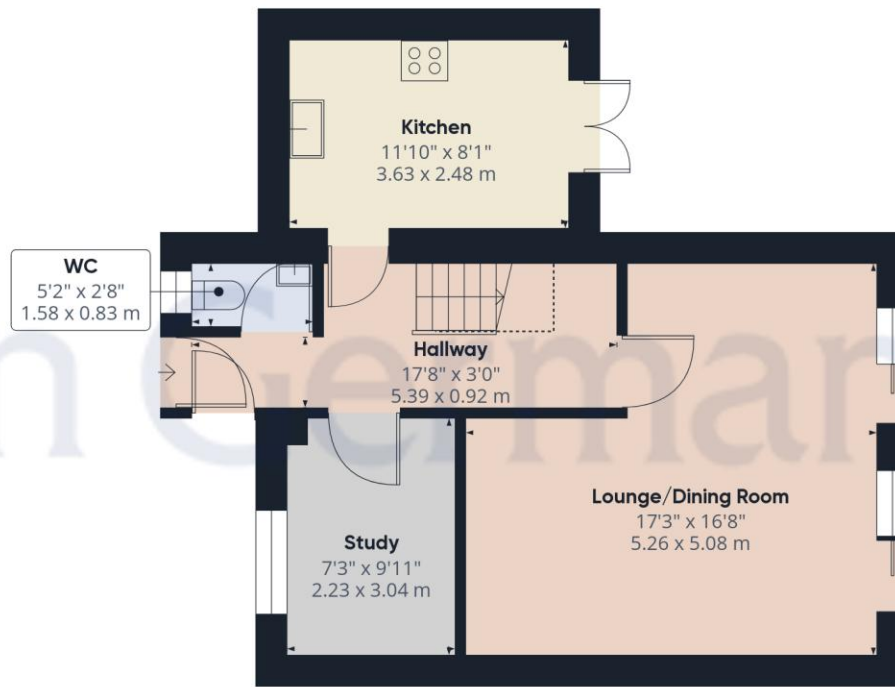
**Our Ref:** JGA/09082024

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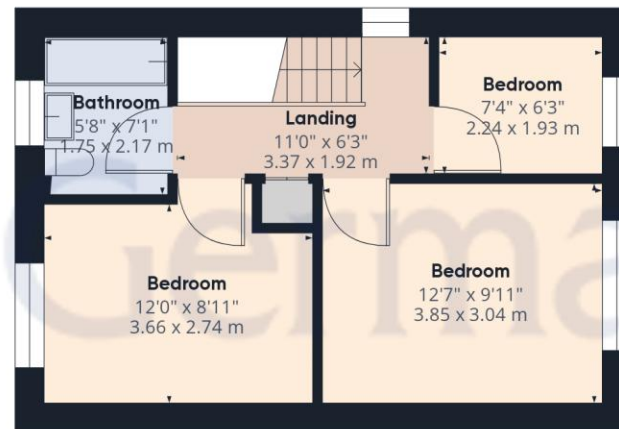








Ground Floor



**Approximate total area<sup>(1)</sup>**

887.59 ft<sup>2</sup>

82.46 m<sup>2</sup>

**Reduced headroom**

13.24 ft<sup>2</sup>

1.23 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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

Calculations are based on RICS IPMS 3C standard.





### 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		87 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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