

Furrows Drive

Burton-on-Trent, DE13 0RH

John 
German






Furrows Drive

Burton-on-Trent, DE13 0RH

£620,000



John German are delighted to bring to the market this stunning five-bedroom detached family home located on a highly sought-after residential road. Offering spacious living across two floors and a separate garage, this property provides a versatile and contemporary layout, ideal for modern family life.

This home on Furrows Drive has been meticulously maintained by the current owners and is offered for sale for the first time since 2003. The home enjoys over 2000 sq. ft. of living accommodation throughout and benefits from a newly fitted boiler in 2022.

As you step into the welcoming hallway, you are greeted with access to the primary living spaces. To the right, this home offers a bright and spacious study, which could alternatively be used as a separate living room or playroom. The spacious living room is located to the left of the hallway and features a bay window to front and internal double doors that lead to the dining room.

The heart of the home is the expansive kitchen and living area, a perfect space for casual dining and family gatherings. The kitchen is fitted with matching wall and base units granite worktops over, eye level electric oven, induction hob with cooker hood above, integral microwave, integral fridge/ freezer, integral dishwasher and inset sink and drainer. To the left of the kitchen, this property benefits from a separate dining room, offering an elegant space for entertaining, with French doors leading out to the garden.

Adjacent to the kitchen is a practical utility room which has plumbing for washing machine and a sink with drainer. To finish the ground floor accommodation, off the hallway is the conveniently located downstairs W/C.

Upstairs, the gallery style landing leads to five well-proportioned bedrooms with four of them featuring fitted wardrobes. The master bedroom boasts an en suite which features a shower enclosure, low level flush W/C and wash hand basin. A further bedroom also benefits from its own en suite. The family bathroom is shared with another bedroom as a Jack and Jill bathroom and is fitted with a bath and mixer taps, shower enclosure, low level flush W/C and wash hand basin.

The property is nestled at the bottom of the cul-de-sac and enjoys plenty of parking, with space to park to the front and a driveway to the side offering space for multiple vehicles. The side driveway takes you to the detached double garage which can be accessed to the front via up and over doors or from the rear garden. The garage has power and lighting throughout and is a perfect space to park or for storage.

The rear garden offers a spacious and beautifully landscaped outdoor retreat. With steps taking you down to a well-maintained lawn, the garden provides an ideal space for family activities and outdoor dining. Mature trees and shrubs line the perimeter, adding a sense of privacy and greenery to the area.

Located in the popular area of Burton-on-Trent, Furrows Drive is ideally positioned for families and commuters alike. The property sits close to local schools, parks, and essential amenities. Burton-on-Trent town centre is a short drive away, offering an array of shopping and dining options. For commuters, easy access to the A38 and local transport links provide swift connections to nearby cities such as Derby and Lichfield. Good schools include Outwoods Primary School, The de Ferrers Academy, The Fountains High School and many more. The surrounding countryside also offers picturesque walking routes and outdoor leisure opportunities, ideal for family weekends.

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 & double garage

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Gas

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

Broadband type: 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 F

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

Our Ref: JGA/16092024

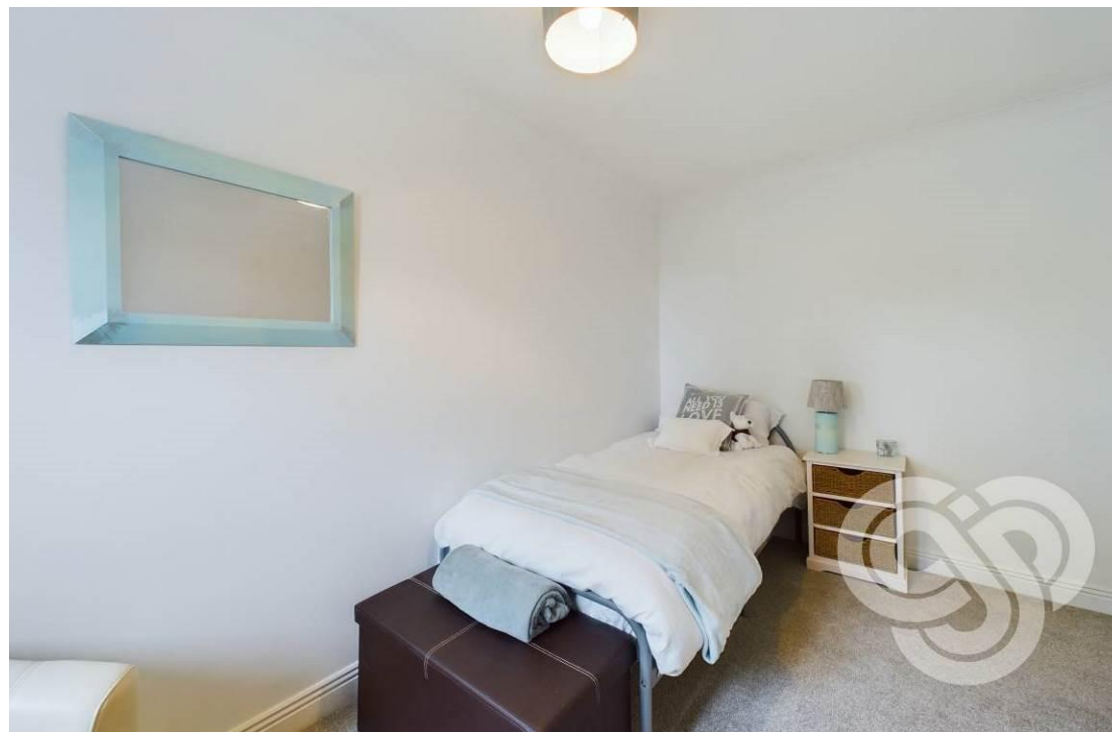
The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, please contact the office and we will be pleased to check the information 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.

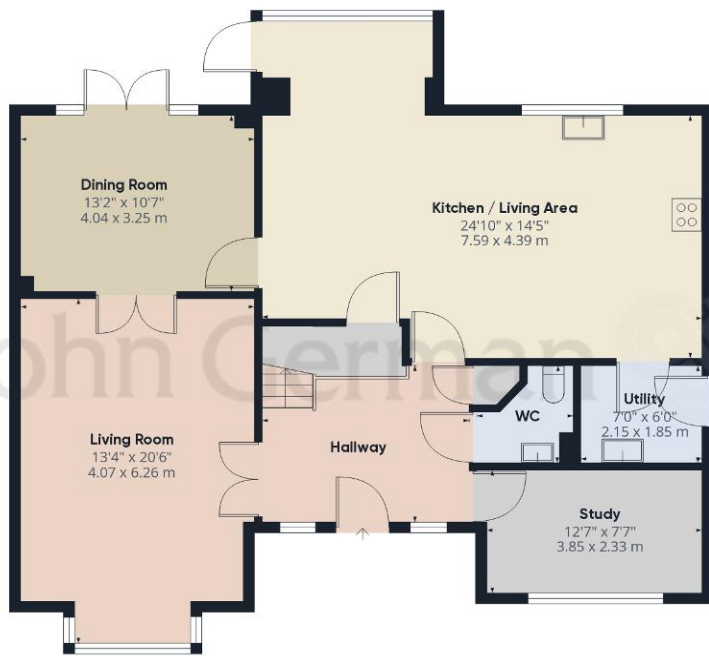




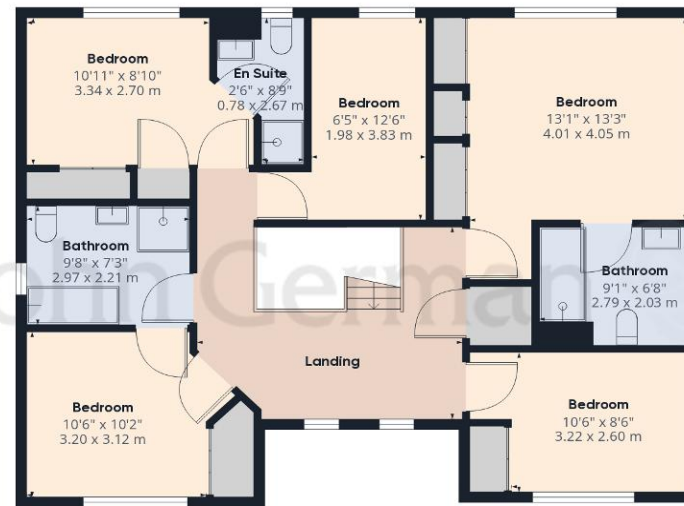








Ground Floor Building 1

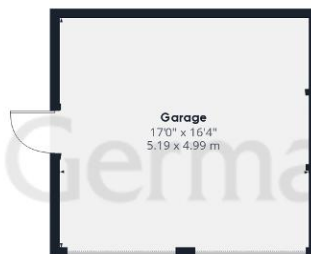


Floor 1 Building 1

Approximate total area⁽¹⁾

2349.87 ft²

218.31 m²



Ground Floor Building 2

(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.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



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	70 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



John German

129 New Street, Burton-On-Trent, Staffordshire, DE14 3QW

01283 512244

burton@johngerman.co.uk

Ashbourne | Ashby de la Zouch | Barton under Needwood
Burton upon Trent | Derby | East Leake | Lichfield
Loughborough | Stafford | Uttoxeter

JohnGerman.co.uk Sales and Lettings Agent



