

# Calgary Crescent

Burton-on-Trent, DE15 0PE

John German



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£165,000

**Finished to an exceptionally high standard, this two-bedroom home is perfect for first-time buyers and young families. It offers spacious living areas and a large rear garden with a separate outbuilding, providing versatility and potential for various uses.**



The property is conveniently located near major road networks including the A38 and A50, providing easy access to nearby cities such as Derby, Nottingham, and Birmingham. The area boasts a variety of local amenities, including supermarkets, shops, restaurants, and cafes. The Burton Place Shopping Centre and Coopers Square Shopping Centre are just a short drive away, offering a wide range of retail options. Families will appreciate the proximity to well-regarded schools, both primary and secondary. Winshill Village Primary and Nursery School and Abbot Beyne School are both a short walk away.

The property is approached via steps leading to the front door. While on-road parking is currently available to the front, the current owners have secured planning permission for a dropped kerb and driveway, offering the exciting potential for off-road parking in the future.

As you step into the home you are greeted by a welcoming entrance hallway, thoughtfully designed with a practical under-stairs storage area, currently serving as a cosy dog bed. The hallway seamlessly connects to the spacious open-plan kitchen and living room.

The open-plan kitchen and living room offers a superb space for both entertaining and relaxation. The living area is situated at the front of the property, providing a cosy and inviting atmosphere, while the kitchen and dining area are positioned at the rear. The modern kitchen is equipped with matching wall and base units, an induction hob with a cooker hood overhead, an eye-level electric oven, an integrated dishwasher and an inset sink with a drainer. The dining area comfortably accommodates a dining table and chairs, with patio doors that open directly onto the garden.

Adjacent to the kitchen is a convenient utility room and downstairs WC, offering added practicality to the home. The utility area is well-equipped with space for a fridge freezer, plumbing for a washing machine, room for a tumble dryer and a stainless steel sink with a drainer.

The first floor of the home boasts two generously sized double bedrooms. The master bedroom, located at the front of the property, offers ample space for a dressing table. Both bedrooms share a sleek and modern family bathroom, featuring a bath with mixer taps and an overhead shower complemented by a glass shower screen, a wash hand basin, and a WC.

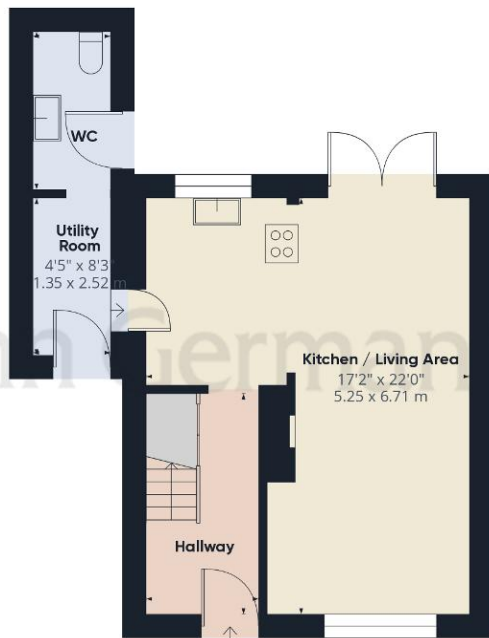
The rear garden is a standout feature of this home offering both space and privacy. It boasts a generously sized lawn, perfect for outdoor activities, alongside a stoned path with integrated lighting that leads to an impressive outbuilding at the bottom of the garden. Enclosed by wooden fencing and not overlooked at the rear. The outbuilding, installed by the current seller, is split into two sections, both equipped with power and lighting. One section is currently used as a gym, while the other serves as storage space. The gym is a highly versatile area, easily adaptable as a home office, playroom, or additional recreational space to suit your needs.

**Buyers Note:** We understand that the property is of non-standard construction.  
**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:** Non standard  
**Water supply:** Mains  
(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 A

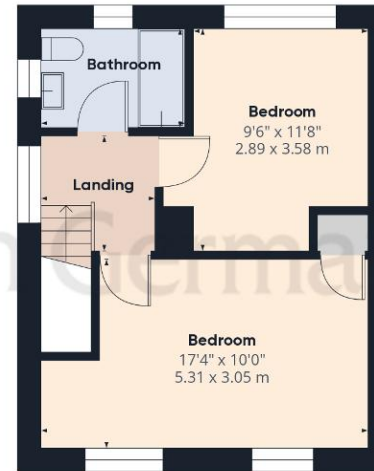




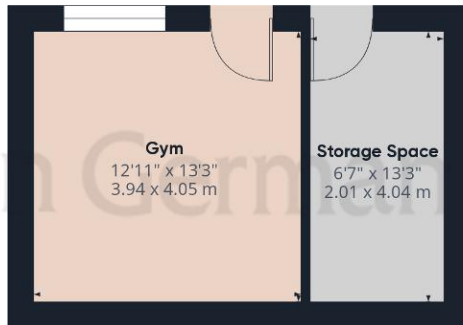




Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

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

1046.14 ft<sup>2</sup>

97.19 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.

Calculations are based on RICS IPMS 3C standard.

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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.

### 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		79 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		



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