

Glencroft Close

Burton-on-Trent, DE14 3GJ

John German



John German



Glencroft Close

Burton-on-Trent, DE14 3GJ

£350,000

A wonderful spacious family home on a fantastic corner plot, beautifully presented throughout & ready to move into. Highlights include reception hall, two spacious reception rooms, large conservatory, refitted kitchen & utility room, guest WC, four good size bedrooms including master bedroom with refitted en suite, upgraded family bathroom, good size drive & generous rear garden.



John German 

Situated off the Regents Park development in Branston is this impressive detached offering a fabulous all-round family home in a well-established residential location, handy for schools for all ages, with shops close by, being well situated for Branston Golf Club and spa, and excellent transport links provided by the A38. The house stands on a fantastic plot with a spacious double width driveway to front and lawned front garden, together with a good size rear garden which has the benefit of a dropped curb potentially allowing for additional parking to rear by separating some garden.

The house is beautifully presented throughout and ready to move into. The front entrance door opens into a spacious reception hallway with staircase off to first floor and doors leading off. There are two reception rooms on the ground floor, the first of which is a light and good-sized lounge with a large bay window framing views to front and a fire surround providing the focal point. Double doors open through into a spacious dining room which has a door to kitchen and sliding patio doors opening into a large conservatory with French doors to the rear garden. The kitchen is a well-appointed space, refitted and upgraded with a range of base and eye level units finished in white with worksurfaces over, integrated oven, hob and extractor, space for a breakfast table and window framing views across the rear garden. There is an opening through to an upgraded utility room with additional appliance space, window to rear, door to side entry and a useful internal door into the integral single garage which has an up and over front entrance door. Completing the ground floor accommodation is the guest WC with close coupled WC and wash hand basin.

To the first floor, the landing has doors leading off to four bedrooms. The master is a lovely double, light and spacious with a fitted wardrobe and a refitted en suite shower room comprising shower cubicle, pedestal wash hand basin, WC and contemporary radiator. There are three further bedrooms; two doubles and one single, all sharing a modernised and well presented family bathroom with panelled bath having shower and screen over, pedestal wash hand basin and WC.

To the rear, the garden features a paved terrace ideal for outside dining, shaped lawns and in the top of the garden there is a corner with decking offering a fantastic outside seating area. There is a side entrance via gate and an additional side gate off the close where a curb has been dropped which could also provide the option of further parking/hardstanding.

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 & 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 D

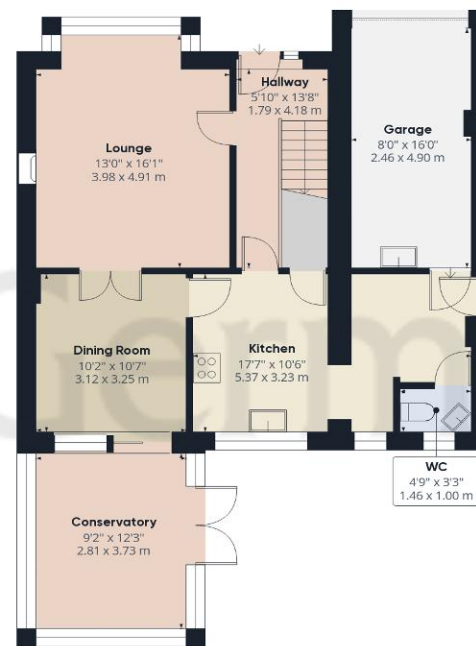
Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/04022025

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.





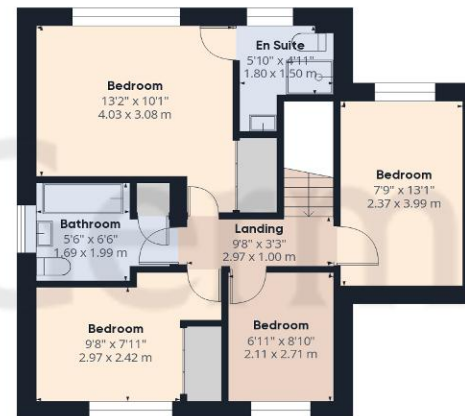


Ground Floor

Approximate total area^m

1377.14 ft²

127.94 m²



Floor 1

(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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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.

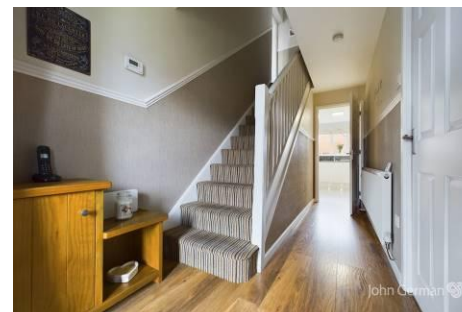
Referral Fees

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		79 C
55-68	D	67 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

