

# Pavilion Grove

Burton-on-Trent, DE14 2NY

John German





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£315,000

**A wonderful detached family home with a stunning refitted kitchen together with two reception rooms, a substantial 23'9 conservatory, master bedroom with en suite, good sized drive and gardens set in a popular residential location.**

Set in a lovely cul de sac position that is handy for schools of all ages, canalside walks, Queens hospital and the town centre.

Step inside the good sized hall providing a most welcome introduction with stairs to the first floor. There are two reception rooms, the first of which is the lounge that overlooks the rear with a feature fireplace and French doors opening into a substantial conservatory that spans the full width of the property offering a fantastic open plan sitting and dining room. Across the hall is the second of the reception rooms - the home office/study with a bay window overlooking the front, also offering the potential to be used as a formal dining room or additional sitting room/snug depending on your needs.

The highlight of the ground floor is the impressive refitted kitchen equipped with a range of high gloss base and eye level units complemented by granite worksurfaces. Integrated appliances include a double oven, hob, extractor hood, dishwasher, fridge, freezer and washing machine. There are spotlights to the ceiling, tiled splash backs and a practical door into the conservatory.

Completing the ground floor is the guest's cloakroom/WC and a very useful storage room, temporarily partly converted from the original garage, with a small portion of garage remaining to the front.

Climb the stairs to the good sized landing leading to the four well proportioned bedrooms, the master is an impressive room with fitted wardrobes and three front facing windows. It has the luxury of its own modern en suite shower room. The three further bedrooms all overlook the rear and share the well appointed family bathroom.

Outside - The rear garden has a paved terrace ideal for outdoor dining, and a shaped lawn. Side gated access leads to the front that has an expansive block paved driveway leading to the garage store via an up and over door.

**Note:** The property is located on a private road off a shared driveway with a communal management fee, currently in the region of £595 per annum.

**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:** Mains gas

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

**Broadband type:** Cable

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/21022025

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.





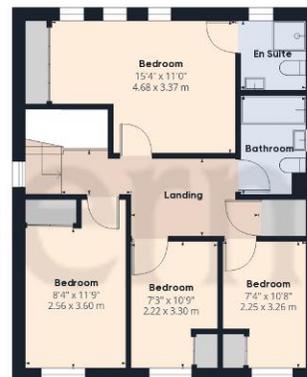


Ground Floor

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

1622.13 ft<sup>2</sup>

150.7 m<sup>2</sup>



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

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**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		86 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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