

Beaufort Road

Burton-on-Trent, DE15 9BP

John 
German





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£325,000

**** DETACHED DOUBLE GARAGE & PARKING TO REAR **** Situated on a wonderful size plot on Beaufort Road on the ever popular Brizlincote Valley Estate is this **FOUR BEDROOM** detached family home. Finished to an **IMMACULATE** standard throughout and offering plenty of living accommodation.

The property offers a vast front garden, which is mainly laid to lawn, a pathway leads to the front door with hedgerow to the front. Because of the size of the front garden, the home is situated well back from the main stretch of Beaufort Road.

As you enter through the front door, the home opens up into a spacious entrance hallway. The hallway gives access to all the living accommodation on the ground floor. To the left of the hall, the home enjoys a generous sized living room, which spans the entire length of the property, being triple aspect with patio doors to the rear leading to the garden. The home benefits from a separate reception room, which is currently used as a separate living room. This is a very versatile space and could be used as a dining room, home office, playroom etc.

To the rear of the property, there is a modern fitted kitchen. The kitchen includes matching wall and base units, base level electric oven, induction hob with cooker hood above, integrated dishwasher, inset sink and drainer, plumbing for washing machine and door leading to sunroom. The seller has created a wonderful space to relax and enjoy views of the garden, the sunroom is built to UPVC and glass. The garden can be accessed from the sunroom via an external door.

To finish the ground floor accommodation, to the back of the hallway there is a convenient shower room, featuring a shower enclosure, w/c and wash hand basin.

To the first floor landing, this home presents four spacious bedrooms. Three of which can comfortably fit a double bed. The first floor also has a family bathroom which has a bath with mixer taps and shower over, wash hand basin and w/c.

The rear garden boasts a paved patio, well-stocked flower beds, and a greenhouse, with gated access to a double-width driveway offering ample off-road parking. This leads to a detached double garage with electric up-and-over doors to the front and a personal door providing convenient access to the garden. Further off road parking can be found via a tarmacked driveway in front of the garage.

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: Driveway & double garage

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Mains gas

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

Broadband type: TBC

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

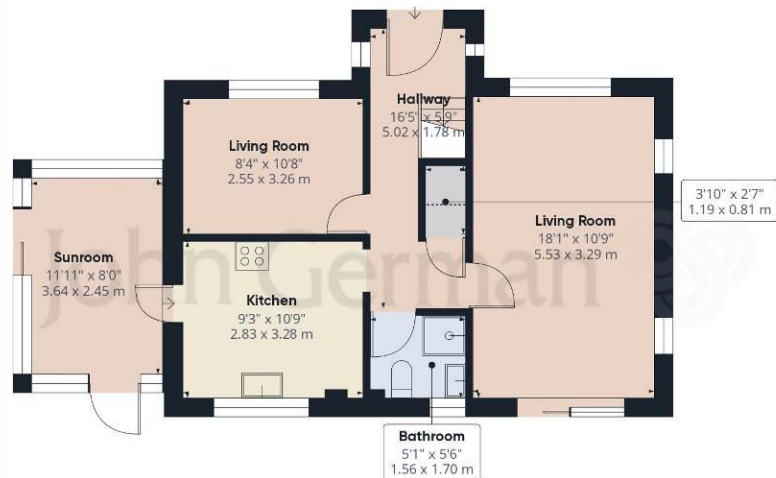
Our Ref: JGA18032025

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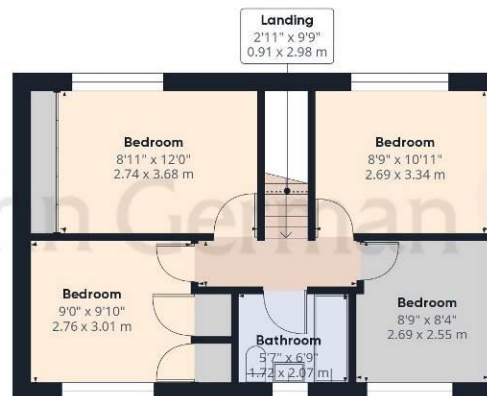
We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AMLID verification and proof / source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use the Checkboard app to complete the necessary checks, this is not a credit check and therefore will have no effect on your credit history. With effect from 1st March 2025 a non-refundable compliance fee of £30.00 inc. VAT per buyer / donor will be required to be paid in advance when an offer is agreed and prior to a sales memorandum being issued.







Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

1356.03 ft²

125.98 m²

Reduced headroom

5.22 ft²

0.49 m²

(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 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.

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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		85 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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