

Bridgewater Road

Burton-on-Trent, DE14 2GD

John
German





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£325,000

Welcome to this beautifully presented four-bedroom detached family home, ideally located on the sought-after Bridgewater Road in the heart of Burton. Perfect for growing families, being close to plenty of local amenities and boasting great commuter links.

To the front of the home, the property has a tandem driveway for off road parking, the side area is complete with a tidy and well-presented lawn and shrubs. The driveway leads onto the detached garage, which is equipped with power and lighting and accessed via up and over doors. The home also has a fully installed EV charger point. Upon entering, you are greeted by a spacious hallway, which allows access to the reception rooms, kitchen, guest cloakroom and stairs to the first floor.

The lounge enjoys dual aspect double glazed windows to the front and side aspects, with the second reception room offering an ideal space for home working if required.

To the rear of the home, you will find the kitchen/diner. The kitchen is fitted with matching wall and base units, electric base level oven and four ring gas hob above with extractor fan above, stainless steel sink and drainer, integrated fridge / freezer, integrated dishwasher and access to the utility room. Through the kitchen, you will find the useful utility room which houses the combination boiler, sink and drainer, plumbing for washing machine and external door leading to the rear garden.

Heading up to the first floor, the landing provides access to the four well-proportioned double bedrooms –further highlighting the property's suitability for family living. In addition to this, there is a family bathroom and useful airing cupboard. Bedroom one is a superb size, with the benefit of built-in storage, as well as its own en-suite shower room with a suite comprising enclosed shower cubicle, low level WC and pedestal hand wash basin. The family bathroom has an equally impressive suite, having a panelled bath with shower over, low level WC and hand wash basin.

To the rear of the property, this home offers a great sized garden. Mainly laid to artificial lawn with a patio space for outdoor furniture and privately enclosed to the perimeter with wooden fencing.

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 & garage

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Mains 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 C

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

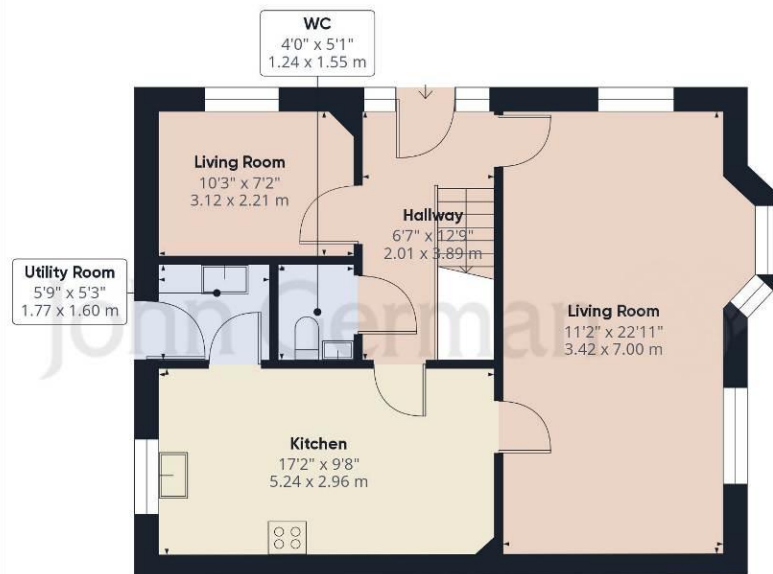
Our Ref: JGA01042025

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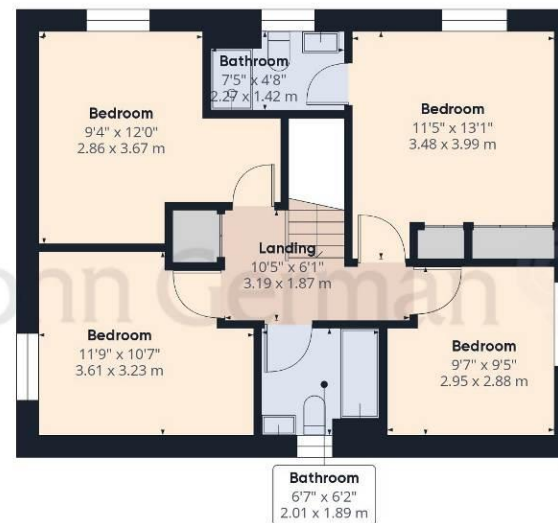
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Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

1453.88 ft²

135.07 m²

(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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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.

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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		93 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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