

# Blackthorn Avenue

Burton-on-Trent, DE13 0UB

John German



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£360,000



This superb modern detached family home is situated on Blackthorn Avenue, just off Reservoir Road. Originally built by Davidsons in 2019, the property has been thoughtfully extended to the rear and significantly improved by the current sellers. Presented to an exceptional standard throughout.

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Situated on the desirable Blackthorn Avenue, this property benefits from excellent local amenities including schools, parks, and shops. Burton on Trent offers a vibrant community with easy access to major transport links, making commuting to nearby cities effortless. The property falls in the catchment area for both John Taylor Free School and John Taylor High School (free council transport from the estate to JTFS). Other nearby schools include Shobnall Primary Academy, Scientia Academy and many more. Poplar Gardens enjoys excellent road connectivity, with easy access to major routes such as the A38 and A444, facilitating smooth commutes to nearby cities like Derby, Nottingham, and Birmingham. The M1 motorway is also conveniently accessible, linking residents to the wider motorway network.

The property includes a tarmacked tandem driveway located to the side offering off-road parking for multiple vehicles. The driveway extends to a detached single garage accessible via an up-and-over door at the front. The garage is fully equipped with power and lighting.

As you enter, you're greeted by a spacious hallway that provides access to the ground-floor living accommodation and features a staircase leading to the first floor. To the right of the hallway, you'll find the living room which has contemporary décor throughout with wooden shutter blinds. To the left of the hallway lies the modern, fully fitted kitchen and dining area. Wrapping around the rear of the property, this versatile space is perfect for entertaining. The kitchen is equipped with matching wall and base units topped with sleek worktops, eye-level electric oven, five-ring gas hob with a cooker hood above, integrated dishwasher and a stainless steel sink with a drainer. The dining area off the kitchen has patio doors leading to the rear garden. Adjacent to the kitchen is a thoughtfully designed utility room. Mirroring the kitchen's style, it features matching wall and base units with worktops, integrated fridge-freezer, second stainless steel sink with a drainer and plumbing for a washing machine. At the rear of the home, accessed through the utility room, is a separate reception room. This versatile space was added by the current sellers and is currently used as a playroom. However, it offers endless possibilities and could easily serve as a home office, additional living room or gym. The extension features patio doors that open directly onto the rear garden. To finish the ground floor, the home hosts a downstairs WC.

The first floor boasts four generously sized bedrooms, three of which can comfortably accommodate a double bed along with ample bedroom furniture. The highlight of the floor is the master bedroom, complete with built-in wardrobes and access to a modern ensuite which features a sleek shower enclosure, a WC and a wash hand basin. The remaining three bedrooms share a spacious family bathroom. This well-appointed bathroom includes a bath with mixer taps, a WC, and a wash hand basin.

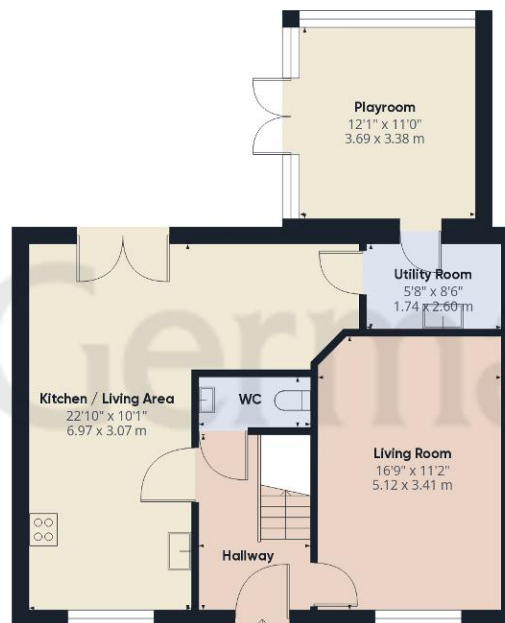
The rear garden has been thoughtfully redesigned by the sellers since their purchase in 2019. The space features low-maintenance artificial grass, bordered by wooden fencing that ensures privacy from neighbouring properties. A stylish porcelain-tiled patio area provides the perfect spot for outdoor furniture, whilst having an outdoor electric point.

Agents notes: We are advised there is a service charge payable to Meedfleet of approx. £250 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:** Brick                      **Parking:** Drive & garage                      **Electricity supply:** Mains  
**Water supply:** Mains                      **Sewerage:** Mains                      **Heating:** Mains gas  
(Purchasers are advised to satisfy themselves as to their suitability).  
**Broadband type:**  
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 E  
**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)  
**Our Ref:** JGA/10012025







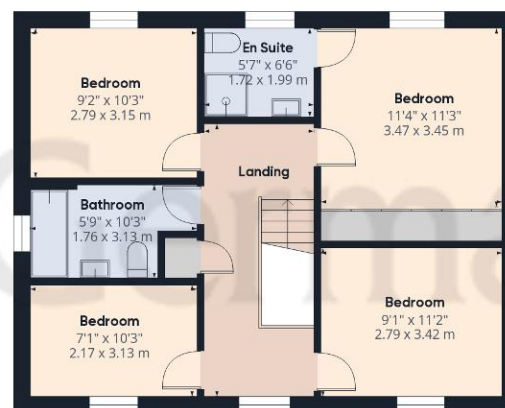


Ground Floor

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

1389.84 ft<sup>2</sup>

129.12 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 are based on RICS IPMS 3C standard.

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#### 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.

**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		



John German

129 New Street, Burton-On-Trent, Staffordshire, DE14 3QW

01283 512244

[burton@johngerman.co.uk](mailto:burton@johngerman.co.uk)

Ashbourne | Ashby de la Zouch | Barton under Needwood  
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