

# Blackthorn Avenue

Burton-on-Trent, DE13 0UB

John  
German



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£350,000

Positioned on Blackthorn Avenue, just off Reservoir Road, this beautifully presented four-bedroom detached family home offers spacious, well-balanced accommodation ideal for modern family life. With over 1,428 sq ft of internal space, it combines thoughtful design, stylish finishes, and a prime location in one of Burton-on-Trent's most desirable residential areas.



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### Ground Floor

Upon entering the property, you're welcomed by a generous entrance hallway with a conveniently located WC. The living room to the left is filled with natural light thanks to a large front-aspect window, creating a bright and airy space for relaxing or entertaining. To the rear of the home is a spacious and well-appointed kitchen diner, ideal for family meals and social gatherings. The kitchen is fully fitted with quality integrated appliances, including an eye-level double oven, gas hob with extractor fan, fridge freezer, and dishwasher. French doors open out to the rear garden, seamlessly connecting indoor and outdoor living. A separate utility room off the kitchen diner provides extra storage and integral washing machine-a practical addition for busy households. The integral garage offers further storage or secure parking.

### First Floor

The upstairs layout has been thoughtfully designed with all bedrooms nicely spaced out around a generously sized landing. The master bedroom is a standout feature, boasting a great-sized fitted wardrobe, a stylish ensuite shower room, and a lovely rear-facing view over open fields. The three further bedrooms are all double-sized, offering plenty of flexibility for family use, guests, or home working. The family bathroom includes a WC, hand wash basin, and a shower over the bath, perfect for day-to-day convenience.

### Outdoor Space

The rear garden is a true highlight of this property. It offers multiple seating areas to enjoy the outdoors, including a patio area, lawned section, and a peaceful spot at the back of the garden facing toward the house. Situated near open fields, the garden feels quiet and tranquil-a fantastic setting for both relaxation and entertaining.

### Location

The property falls within the catchment area for both John Taylor Free School and the highly regarded John Taylor High School, with free council-provided transport to JTFS available from the estate. Additional schools nearby include Shobnall Primary Academy, Scientia Academy, and several others-making this a great option for families of all ages.

**Agents note:** We understand there is an Estate Management fee currently of £184 per annum to Meadfleet.

**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:** 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) [www.eaststaffsbc.gov.uk](http://www.eaststaffsbc.gov.uk)

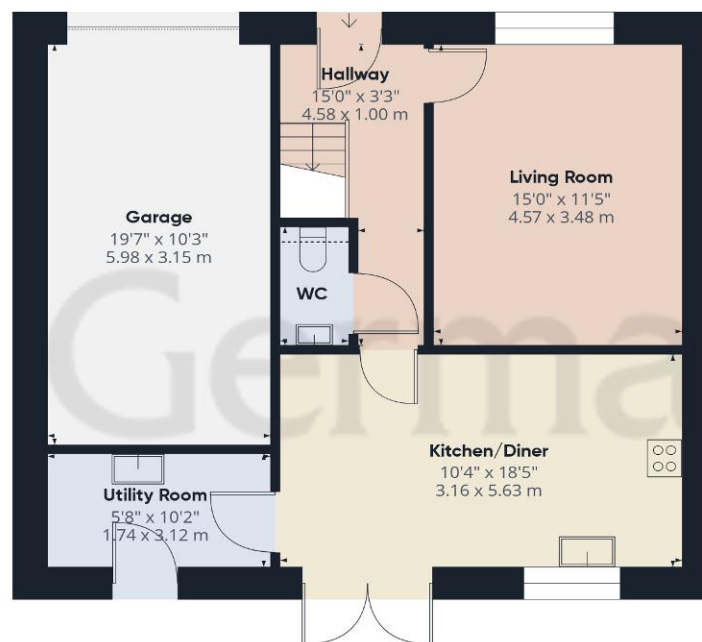
**Our Ref:** JGA/22052025

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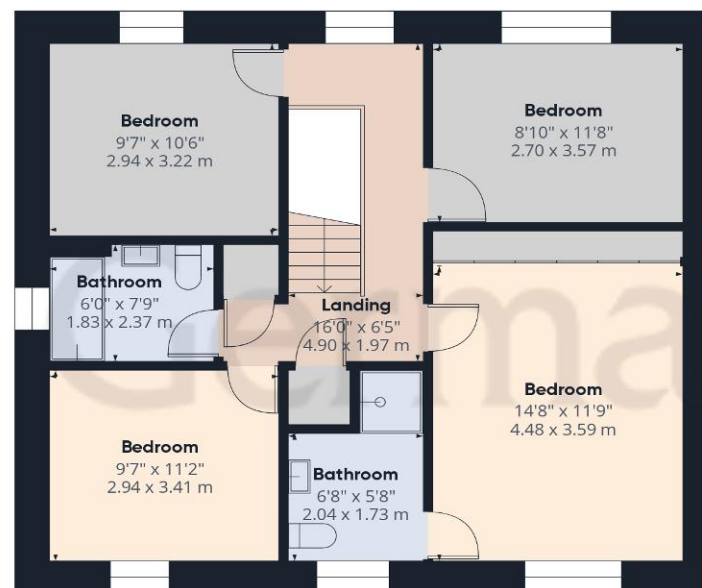








Ground Floor



Floor 1

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

1429 ft<sup>2</sup>

132.8 m<sup>2</sup>

**Reduced headroom**

2 ft<sup>2</sup>

0.2 m<sup>2</sup>

(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.

**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

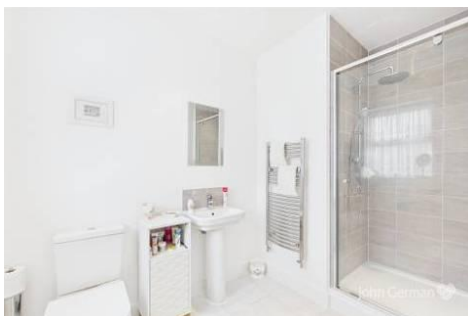
**Mortgage Services** - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

**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.

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.

Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



## John German

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