

Fern Tree Walk

Burton-on-Trent, DE13 9TX

John German



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£375,000

This superb home features a beautiful elegantly styled interior with open views to rear, with highlights including two reception rooms, spacious kitchen/diner with island and quartz work surfaces, four double bedrooms, ensuite, family bathroom and a wide drive all ready to move into!

This outstanding home occupies a lovely position on a quiet cul-de-sac on this Peveril Homes development with an open aspect to rear and remaining NHBC warranty. With an elegantly styled interior to envy, this home is perfect for a family ready to move into and enjoy.

The hall offers the perfect entrance with a beautiful Karndean herringbone pattern floor throughout the ground floor and staircase leading off to the first floor.

To the right a spacious lounge with views to front offers an ideal space to relax.

The highlight of the house is an amazing open plan kitchen/diner, a stunning space to entertain, just as good as it looks in the photos. Fitted with plenty of cupboards, induction hob, eye level oven and grill, integrated fridge/freezer and dishwasher with quartz work surfaces adding a luxury feel, a kitchen island and space for a dining table. A partial conversion of the garage has created a cosy snug area with a bioethanol stove and media wall, again another great space to unwind or an ideal playroom.

Completing the ground floor is a useful utility room with space for washing machine and tumble dryer, and a guest WC.

The first floor also impresses with a large landing with doors leading off to four good size double bedrooms. The master has fitted mirrored wardrobes and a lovely ensuite shower room with shower cubicle, pedestal wash hand basin and WC. Bedrooms two, three and four are all generously sized sharing a well-appointed family bathroom with shower cubicle, bath with shower attachment, pedestal wash hand basin and WC.

Set behind a wide blocked paved drive, the remainder of the garage offers a handy store and the rear gardens enjoy an open aspect, having been landscaped with sleeper borders containing trees and shrubs, patio area perfect for entertaining, wooden shed for extra storage, outside tap and a side gate.

Agents note – The owner of this property is an employee of John German.

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 **Electricity supply:** Mains **Water supply:** Mains

Sewerage: Mains **Heating:** 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 E

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

Our Ref: JGA05102025

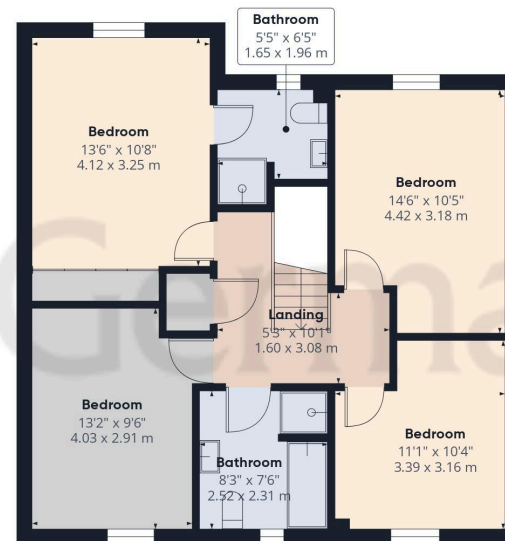
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Ground Floor



Floor 1

Approximate total area⁽¹⁾

1404 ft²

130.5 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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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		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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