

Oak Road

Burton-on-Trent, DE13 0QW

John German



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Guide Price £450,000

Enjoying a lovely position with views over a green and a Willow tree to the front is this outstanding, spacious family home with an amazing full width kitchen/dining/living space, generous lounge, five bedrooms (two ensuites), double garage and a wide drive.



This could be your perfect family home with an abundance of space enhanced with high ceilings throughout together with an immaculate interior that is ready to move into. The spacious property is set on a popular modern development in a prime spot that enjoys a lovely front aspect to a green over the road with a magnificent willow tree.

To the front is a wide drive leading to a double garage. The porch opens into the hall providing a wow introduction having a double high ceiling, practical tiled floor, a useful under stairs cupboard and doors leading to the ground floor accommodation including the guest's cloakroom/WC.

The lounge has a picture window framing views to front being an ideal space to relax. The highlight of the house is a very impressive full width kitchen/dining/living space. The stylish and well appointed kitchen has an extensive range of units with smart worktops that extend into a breakfast bar plus a range of integrated appliances including a gas hob, oven, dishwasher, fridge/freezer and wine cooler. There is plenty of space for a large dining table and living space, with French doors opening out to gardens. Off the kitchen is a useful utility room with matching units and worktops to the kitchen plus a door to the side.

Upstairs the feeling of space continues with five generous bedrooms with both the master and second bedroom having the luxury of their own ensuite shower rooms. Bedrooms three, four and five share a well appointed family bathroom.

The rear garden has a wide paved terrace with lawn beyond together with a side gate.

The highly convenient location is within walking distance to the hospital, well placed for Shobnall Primary School and in easy reach of John Taylor Free School together with places to walk and get outdoors.

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. We understand there is an estate management fee.

Property construction: Standard

Parking: Drive and integral 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:

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 F

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

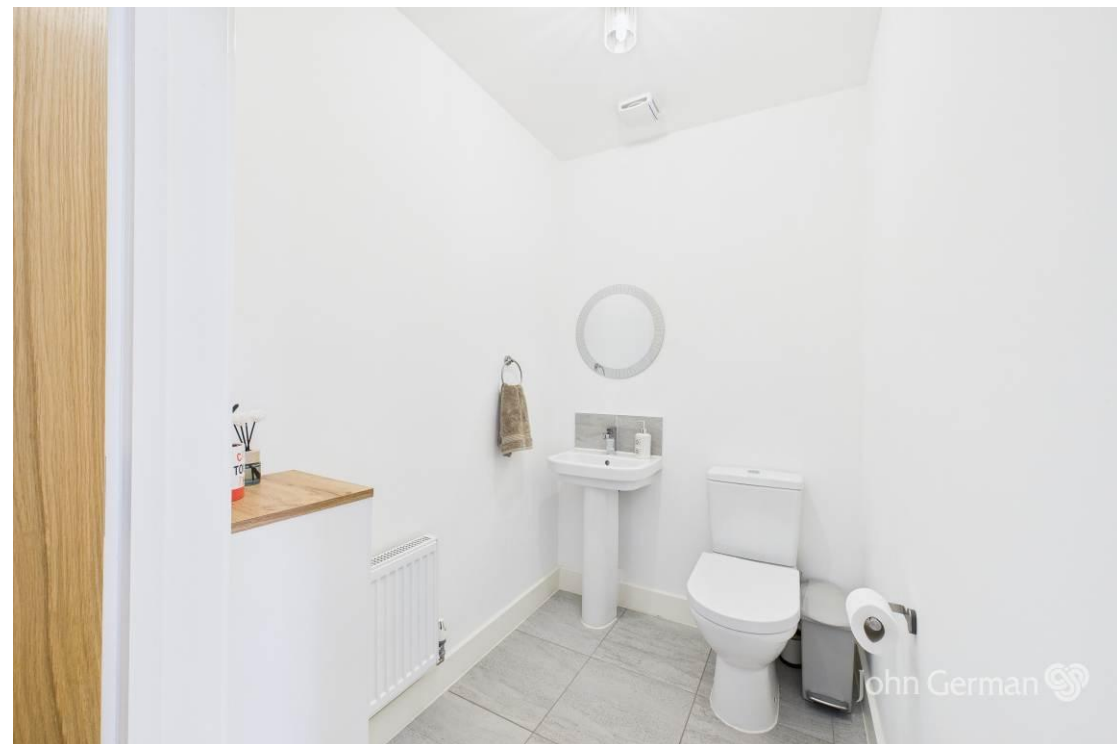
Our Ref: JGA/08102025

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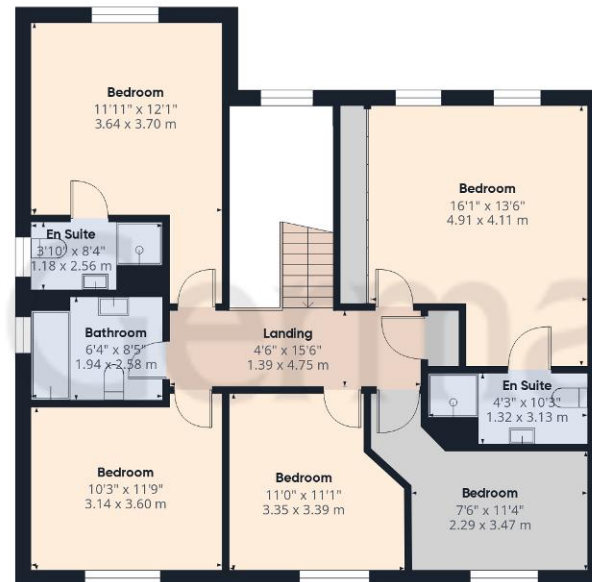








Ground Floor



Floor 1

Approximate total area⁽¹⁾

2024 ft²

188 m²

Reduced headroom

4 ft²

0.4 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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.

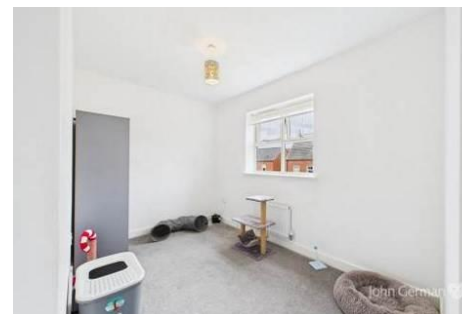
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Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

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		92 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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