

Rook Avenue

Burton-on-Trent, DE13 9FB

John German



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£285,000

This stunning home features a beautiful and elegant interior, extended with a luxury feel. Highlights include lounge, amazing open plan kitchen/diner with bifold doors and skylights, plus a top floor light filled master bedroom with ensuite, two further bedrooms and a family bathroom.



This home is beautifully presented having a luxury feel, set on a popular modern development with green spaces - ideal for families.

The entrance hall has a door to the guest WC and a door opening to an elegant lounge with wall panelling, bay window framing views to front and an understairs cupboard.

Off the lounge is a central hall which has stairs rising to the first floor and a door to the stunning kitchen/diner - a real wow space. The well appointed kitchen comes complete with base and eye level units, integrated oven, hob, fridge freezer and dishwasher. The gorgeous dining area has a sky light and bifold doors, creating the perfect space to relax and entertain.

The first floor has two spacious bedrooms, both with fitted wardrobes, and the family bathroom.

The top floor master bedroom is a light and airy space with sky lights and an ensuite shower room.

The rear garden is landscaped with shaped lawns, borders and a low patio - ideal those seeking a quality garden to relax in. There is a driveway to the side.

The property is situated off a private drive shared with neighbouring properties.

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

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 D

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

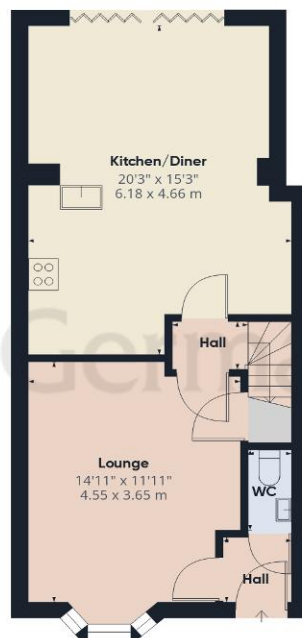
Our Ref: JGA/21102025

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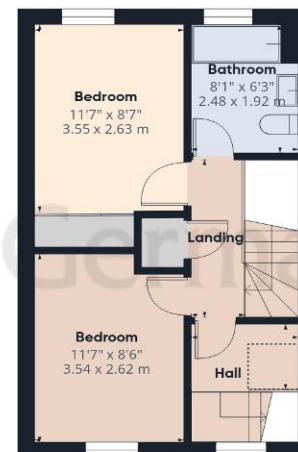
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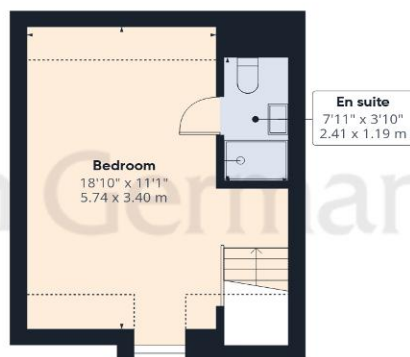




Ground Floor



Floor 1



Floor 2

Approximate total area⁽¹⁾

1143 ft²

106.2 m²

Reduced headroom

48 ft²

4.5 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		95 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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