

Malvern Street  
Burton-on-Trent, DE15 9DY

John German





# Malvern Street

Burton-on-Trent, DE15 9DY

Offers over £375,000

A superbly appointed Victorian family home boasting a wealth of charm and character features complimented by tasteful modern décor.

This attractive Victorian family home spans over 1800 square feet across two floors, offering three bedrooms, two reception rooms and a stunning open plan kitchen/dining/living area.

Internally the property comprises traditional entrance door opening into the welcoming hallway with a beautiful Minton tiled flooring, cast iron radiator, stairs with carpeted runner leading to the first floor, useful understairs storage space, and doors off into the two reception rooms and open plan kitchen/dining/living space.

The living room to the front of the property has a beautiful bay window with stained glass sash windows, wooden flooring and a chimney breast with fireplace having open fire and fitted wooden storage cupboards either side.

The second reception room has been beautifully decorated and furnished by the current owners and has two side facing sash windows, carpeted flooring, cast iron radiator, ceiling light point, and a chimney breast housing the open fire with decorative surround and tiled hearth.

The heart of the home is the impressive open-plan kitchen/dining/living space, cleverly designed for modern family living offering a great space for eating, dining, living and entertaining. The stunning kitchen has an extensive range of two-tone wall and base units with Quartz worktops over, a range of integrated appliances including fridge/freezer, dishwasher, wine cooler, hot water boiling tap, induction rangemaster electric oven and a beautiful breakfast bar with Belfast sink, storage cupboards and seating for two. There is wooden effect tiled flooring, exposed brickwork, spotlights to the ceiling, roof lantern and aluminium Crittal style patio doors opening out to the rear garden.

The separate utility room has space and plumbing for a washing machine and tumble dryer, barn style door leading out to the side of the property and a guest cloaks comprising low level WC and wash hand basin.

Upstairs there are three generous sized double bedrooms and a recently re-fitted family shower room.

The impressive master suite has a large sash window to the side aspect, carpeted flooring and a walk-in dressing area with fitted wardrobes which opens into the luxury en-suite bathroom. The en suite comes complete with a freestanding roll top bath, walk in double shower with herringbone tile surround, recessed shelf and rainfall shower over, low level WC, wash hand basin, tiled flooring and sash window to the rear aspect.

There are an additional two large double bedrooms and the modern family shower room which comprises walk in shower with rainfall attachment and recessed shelf, low level WC, wash hand basin, traditional towel rail and spotlights to the ceiling.

Outside to the front of the property is a block-paved parking area for one vehicle with path leading to the front door and side access leading to the fully enclosed rear garden. The rear garden has a large block paved patio seating area, steps leading to a further garden area with lawned garden, a variety of plants, trees and shrubs, garden shed and at the end of the garden. There is also a fantastic pergola area with power and lighting and a further patio seating area perfect for summer entertaining.

**Tenure:** Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

**Property construction:** Brick

**Parking:** Drive

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:** Mains

**Heating:** Gas central heating

(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](http://www.gov.uk/government/organisations/environment-agency)

**Our Ref:** JGA/31012024

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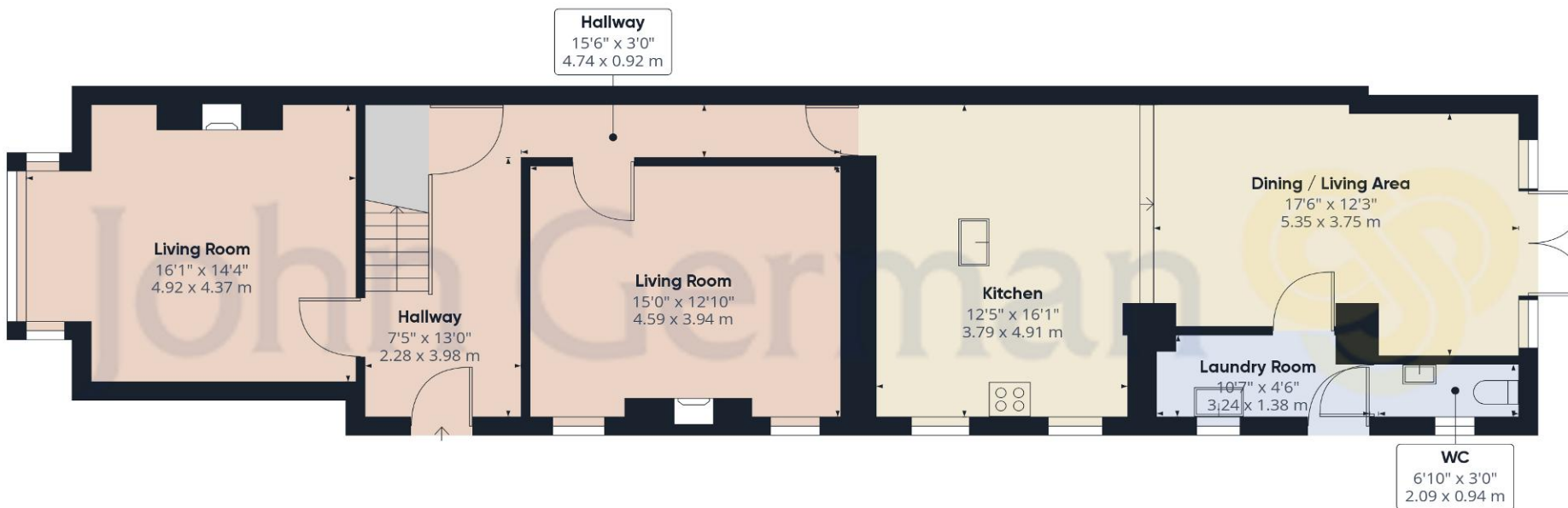












Ground Floor

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

1835.12 ft<sup>2</sup>

170.49 m<sup>2</sup>

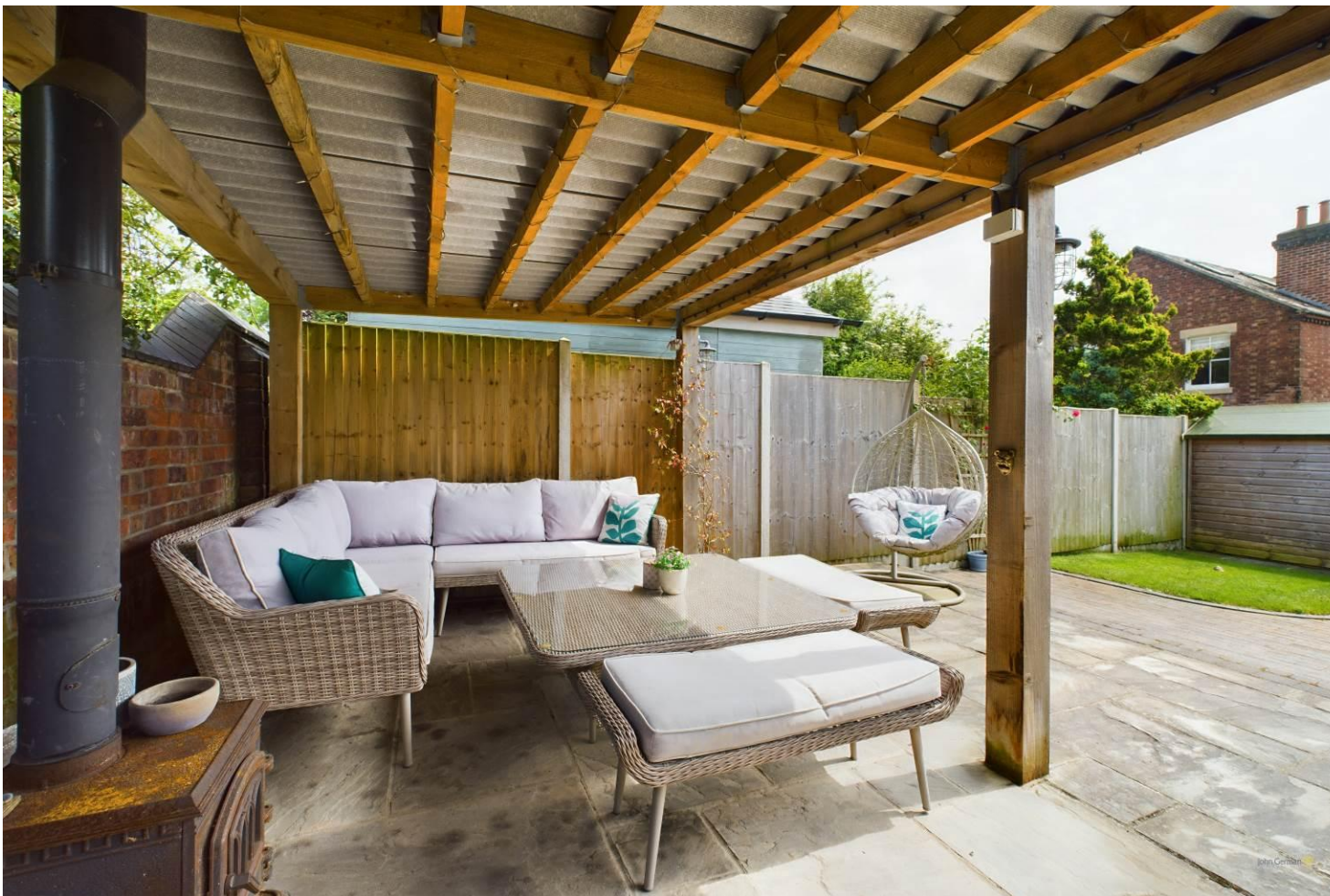


Floor 1

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.

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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		
81-91	B		
69-80	C		78 C
55-68	D		
39-54	E	53 E	
21-38	F		
1-20	G		



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