

£240,000





Newly built to a high specification, The Plain is a 3-bedroom mid-terrace, that sets the standard for modern living, being sold with the benefit of no upward chain, bespoke sealed unit double glazed windows in wooden frames throughout, gas central heating, fibre internet connection to the property, burglar alarm and underfloor floor heating (wet system) on the ground floor. The property is ideal for a first-time buyer or downsizer looking for a modern, turn key property that boasts an excellent finish and specification throughout, situated in the popular location of Whiston. Internally briefly comprises entrance hallway, guest cloakroom, lounge/diner and kitchen. To the first floor are three bedrooms and a bathroom.

Entering via the composite front door the entrance hallway, there are doors off to the guest cloakroom and lounge/diner.

The guest cloakroom has a corner wash hand basin with chrome mixer tap over and tile splashback, low level WC and electric extractor fan.

Moving into the dual aspect lounge/diner, there is a staircase to first floor which has a useful understairs storage cupboard and door into the:

Kitchen, having rolled edge preparation surfaces with inset 1 ½ stainless steel sink with adjacent drainer and chrome mixer tap over with tile s plashback surround. There are a range of cupboards and drawers beneath with integrated appliances consisting dishwasher, washing machine, fridge freezer and electric fan assisted oven and grill with four ring gas hob over and extractor fan canopy over and separate extractor fan, with complimentary wall mounted cupboards. There is a composite door providing access to the rear garden.

On the first floor landing there is a loft hatch access and doors off to the bedrooms and bathroom.

Being all well proportioned, the three bedrooms all have radiators and double glazed wooden windows.

Walking into the spacious bathroom, it has a white suite comprising wash hand basin with chrome mixer tap over and vanity base cupboards beneath, low level WC, bath with chrome mixer tap over and chrome mains shower over with waterfall shower and glass shower screen. There is a chrome ladder style heated towel rail and electric extractor fan.

Outside to the front of the property is a laid lawn area and porous tarmac driveway, which leads to the side of the property, providing off-street parking for multiple vehicles. Outside to the rear of the property is a private patio seating area, which gives way to a laid lawn with timber fence surround.

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

Property construction: Standard

Parking: Off street
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: Staffordshire Moorlands District Council / Tax Band
Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA05022024

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.













John German 🧐





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.

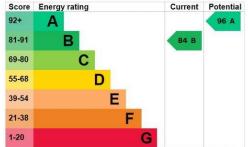
Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR

Money Limited.

Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. Inmaking 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.







John German

Compton House, Shawcroft, Ashbourne, Derbyshire, DE6



ashbourne@johngerman.co.uk





Ashbourne | Ashby de la Zouch | Barton under Needwood **Burton upon Trent | Derby | East Leake | Lichfield** Loughborough | Stafford | Uttoxeter

JohnGerman.co.uk Sales and Lettings Agent