

The Eyrie

Burton-on-Trent, DE15 0DT



This link-detached home has been refitted with a superb modern look ready to move into. Situated on a good size plot in a lovely cul-de-sac location with drive, garage and gardens. Accommodation includes a light lounge, stylish kitchen/diner, utility room, guest WC, three bedrooms and shower room.

£240,000



John German

Ideal for a family and ready to move into is this lovely link-detached home with a superb modern interior, drive, garage and good size garden.

The property is situated in a cul-de-sac-location well placed with schools, countryside walks and shops close by, together with being just a short drive from the town centre and excellent transport links provided via the A38 and train stations in Burton, Derby and Willington. This home has plenty to offer.

The hall opens into a light filled lounge with panelling adding a modern look, and a large picture window framing views to front.

The kitchen/diner has been refitted and well appointed with gloss finished units and an integrated oven, hob and dishwasher. This is an ideal space for families and entertaining having access out into the garden.

Off the kitchen there is a very useful utility room with a door to rear, a handy internal door to the garage, and a further door to the guest WC.

The landing has doors off to three light bedrooms and the shower room.

The house is set behind a good size front garden and a drive leading to the garage which has an up and over door. To the rear, the garden features a paved terrace with a pergola over, lawn and a path to the bottom of the garden.

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 & garage

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 C

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

Our Ref: JGA/10072026

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.

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Ground Floor



Floor 1

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Approximate total area^m
86.4 m²
930 ft²

Reduced headroom
1.4 m²
15 ft²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 1.5 m/5 ft

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

GIRAFFE360





Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

OnTheMarket

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RICS

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APPROVED CODE
TRADING STANDARDS UK

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Agents' Notes

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