

# Knight Drive

Burton Upon Trent, Staffordshire, DE13 9EU

John German



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John German ©

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£235,000

Finished to a SHOW HOME STANDARD throughout is this wonderful semi-detached family home on Knight Drive in Burton. Benefitting from a LANDSCAPED REAR GARDEN, ensuite to master bedroom and an IMMACULATELY PRESENTED interior. This home is absolutely perfect for first time buyers and families alike!

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The front door opens into a welcoming entrance hall, with access to the ground floor WC for added convenience. The bright and airy living room is tastefully finished, featuring attractive panelled walls and a bespoke media unit, creating a stylish yet comfortable space to relax. To the rear of the property is the modern kitchen/diner, offering an open-plan layout ideal for both everyday family meals and entertaining. The kitchen benefits from matching wall and base units with worktops above, a built-in electric oven, gas hob with cooker hood over, integrated fridge freezer, stainless steel sink and drainer, and patio doors opening onto the rear garden. An inner hallway provides access to the staircase leading to the first-floor landing. Upstairs, the landing leads to three well-appointed bedrooms. The principal bedroom enjoys the luxury of a contemporary en-suite shower room and fitted wardrobes, offering ample storage. The second bedroom is generously sized, while the third bedroom is ideal as a child's room, guest bedroom, or home office. Completing the accommodation is the stylish family bathroom, fitted with a modern suite and finished to a high standard.

The sellers have thoughtfully landscaped the rear garden since purchasing the property from new, creating an attractive and versatile outdoor space. The garden features a spacious porcelain-tiled patio area, perfect for outdoor furniture and alfresco dining, which seamlessly transitions into a well-maintained lawn. The garden is enclosed by sturdy wooden fencing, providing privacy and security, while a garden shed offers useful additional storage.

A particular highlight is the bespoke built outdoor office/living space which is fully wired with 8 plugs, dimmer inside lights, up/down outside lights, outdoor double plug and WiFi connection. This versatile space could equally serve as a studio, gym, snug, hobby room, or retreat, making it a valuable addition for modern lifestyles and those working from home.

To the front, the home enjoys a charming stoned frontage. Off-road parking is located to the side of the property, providing space for at least two vehicles.

Knight Drive is situated in a desirable residential area of Burton upon Trent, offering a peaceful yet highly convenient location. A range of local amenities, including shops, parks, and everyday services, are all within easy reach, making it particularly appealing to families. The property benefits from excellent transport links, with convenient access to the A38 and A50, providing routes to Derby, Lichfield, and beyond. Burton upon Trent railway station is also nearby, offering further commuting options. Families will appreciate the proximity to a selection of well-regarded schools, including The Mosley Academy, Shobnall Primary & Nursery School, John Taylor Free School, and several others. This is a beautifully presented family home that combines modern living, practical accommodation, and excellent outdoor space in a sought-after location.

**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:** Off road

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:** Mains

**Heating:** Mains gas

(Purchasers are advised to satisfy themselves as to their suitability).

**Broadband type:** Fibre- 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](http://www.gov.uk/government/organisations/environment-agency)

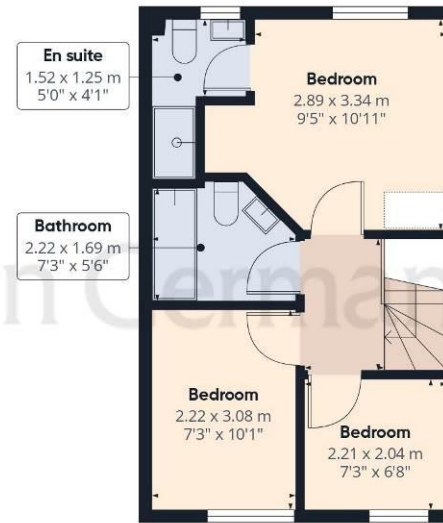
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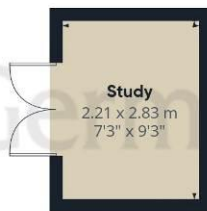




Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area<sup>(1)</sup>  
69.5 m<sup>2</sup>  
747 ft<sup>2</sup>

(1) Excluding balconies and terraces

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

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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		96 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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