

Forest Edge Way

Burton-on-Trent, DE13 0PQ

John German





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Burton-on-Trent, DE13 0PQ

£490,000

A superb all round family home boasting plenty of space with three reception rooms, a large conservatory, dining kitchen, five bedrooms, two en suites and a family bathroom combined with plenty of storage. Set on a lovely plot with a large driveway and good sized rear garden.



Set behind a good expanse of driveway and front garden is this impressive family home offering an abundance of space, together with plenty of storage in a highly regarded location with schools for all ages close by and being just a few minutes' drive away from Burton-on-Trent town centre.

The front entrance door opens into a large reception hallway with staircase rising off to the first floor landing and doors leading off. Double doors open through into a spacious lounge which has window framing views to front. Further along the hallway is a lovely sitting room/family room with doors opening through into a large conservatory which enjoys views across the rear garden. Across the hall there is also a useful separate home office/study with window framing views to rear.

The highlight of the ground floor is a spacious dining kitchen equipped with a range of base and eye level units with work surfaces over, integrated oven, hob and extractor, built in fridge freezer and dishwasher, plenty of space for a dining table with glazed bay and French doors opening out to the rear garden. Off the kitchen there is also a useful utility room with additional appliance space and fitted cupboards, together with a door to the side entry. Completing the ground floor accommodation is the guest WC with close coupled WC and wash hand basin.

To the first floor, a feature gallery landing has window to front and doors leading off to five bedrooms. The master bedroom is a large double with twin double wardrobes, window to rear and a spacious en suite with shower cubicle, pedestal wash hand basin and WC. Bedroom two is also a generous double, again with the luxury of its own en suite shower room with shower cubicle, pedestal wash hand basin and WC. Bedrooms three, four and five all share a family bathroom with panelled bath, pedestal wash hand basin and WC.

The property has the benefit of a large driveway in addition to an integral double garage with twin up and over front entrance doors. The rear garden features a paved terrace ideal for outside dining and is laid mainly to lawn with a further gravelled terrace on the top left-hand side of the garden. There is a side entrance via gate.

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 & double garage

Electricity supply: Mains. **Water supply:** Mains. **Sewerage:** Mains. **Heating:** Gas.

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

Broadband type: TBC - 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 E

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

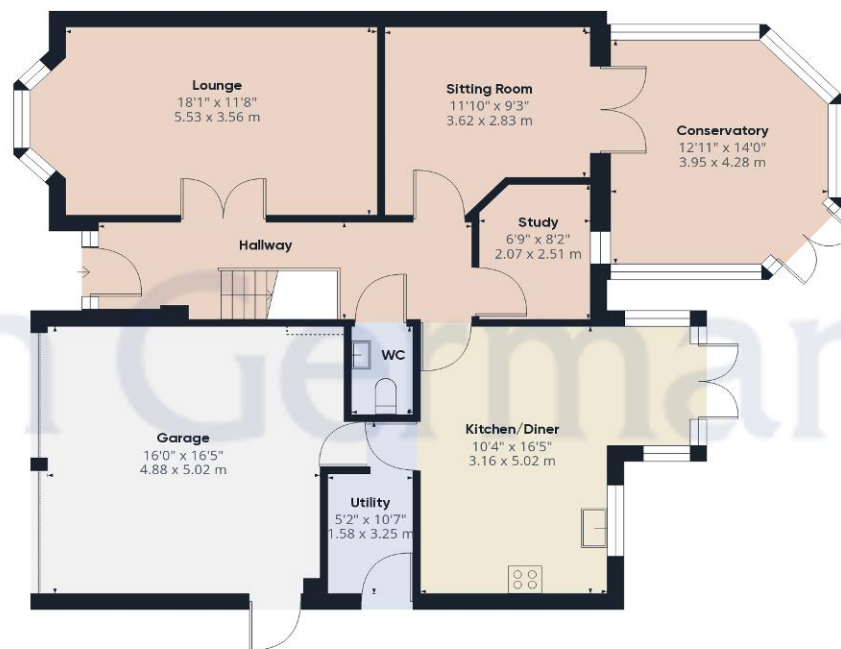
www.eaststaffsbc.gov.uk

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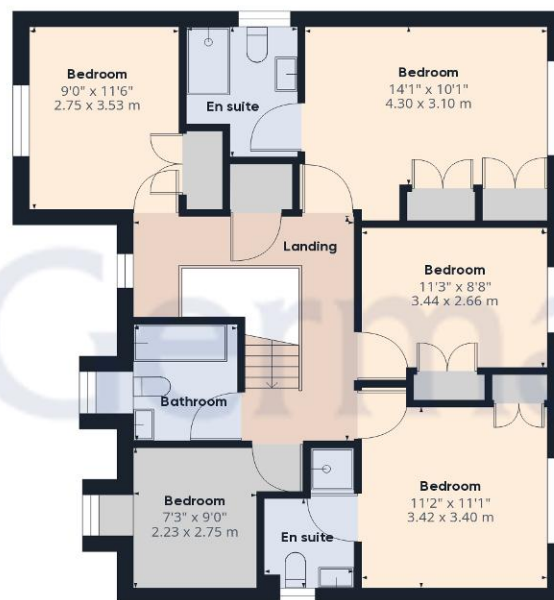
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Ground Floor



Floor 1

Approximate total area⁽¹⁾

2121.24 ft²

197.07 m²

Reduced headroom

1.61 ft²

0.15 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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Agents' Notes

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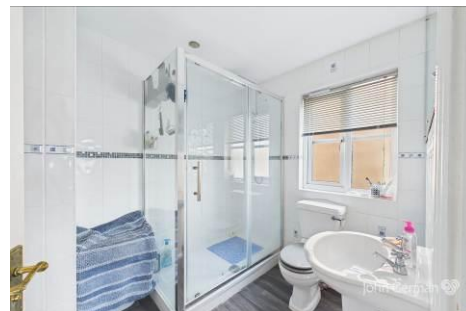
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Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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