

Bosworth Drive

Burton-on-Trent, DE13 0PR

John German



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Burton-on-Trent, DE13 0PR

£300,000



A superb light & spacious home in a lovely established location with highlights including a long drive, garage, beautiful gardens, lounge, dining room & conservatory, fitted kitchen with pantry plus utility, shower room & bathroom, together with four bedrooms & solar panels enhancing energy efficiency.

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This impressive light extended semi detached property is perfect for a family. and is set in a lovely established location within easy walking distance of Burtons Queens Hospital and handy for schools, shops and pubs.

Well presented throughout and ready to move into with the benefit of solar panels enhancing energy efficiency.

The property sits behind a long drive and lawned front garden. The entrance door opens into a welcoming hall that has a fitted cupboard and feature parquet flooring which continues through into a lovely lounge having a fireplace and a bay window framing views to front.

The dining room offers that extra reception room adjoining a superb refitted modern kitchen with an integrated hob, oven, microwave, dishwasher and fridge making this home ready to go. The house also has the additional feature of a pantry in the kitchen offering extra storage.

The conservatory is a glazed room and is perfect for enjoying garden views. There is also a useful utility room along with a rear hall having a side entrance door and access to a superb ground floor shower room offering a valuable second bathroom.

The spacious landing gives access to four bedrooms and a spacious bathroom having a modern suite with the benefit of both a bath and a separate shower. The master bedroom has large built in wardrobes to be included and a window framing garden views. Bedroom two is a double with views to front, bedroom three is a lovely light and spacious room with a built in mirrored wardrobe and bedroom four is currently used as dressing room.

To the rear there are lovely south facing gardens with a timber fence to one side and a wall adding a character feel at the bottom of the garden. With a paved terrace ready for garden furniture, shaped lawns and side access, the garden really is a superb outdoor space.

The garage offers great storage space with an insulated up and over door plus a useful internal door to the rear hall.

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 & solar panels

Water supply: Mains

Sewerage: Mains

Heating: Mains gas

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

Broadband and 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 C

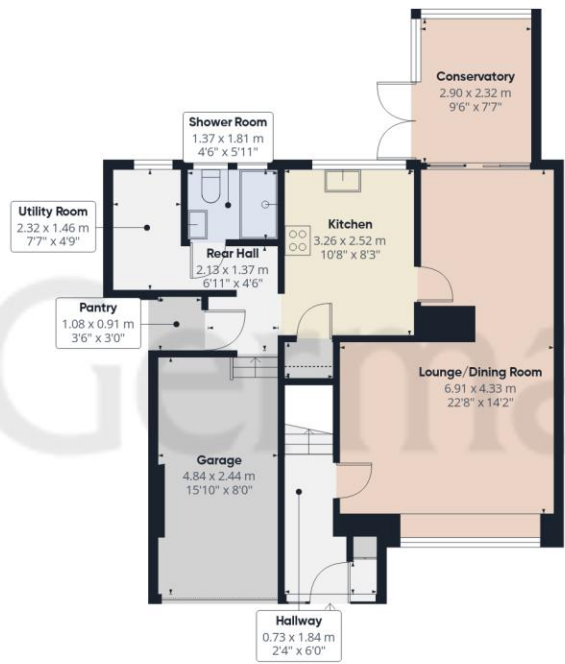
Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/15072026

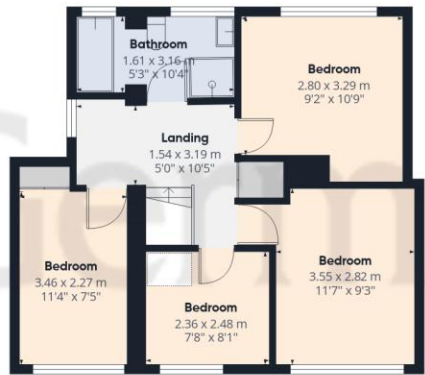
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Ground Floor



Floor 1

Approximate total area⁽¹⁾

115.7 m²
1245 ft²

Reduced headroom

0.2 m²
2 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





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Agents' Notes

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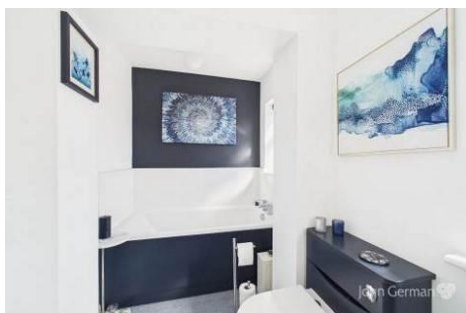
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Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

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	72 C	74 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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