

# Rowbury Drive

Burton-on-Trent, DE15 0LP

John German



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£525,000

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Situated in a peaceful cul-de-sac surrounded by character homes, this home enjoys a commanding position at the top of the close taking full advantage of the stunning far reaching views.

The current owners have done a fantastic job of significantly enhancing the property with a stunning new kitchen, substantial reception hall with feature staircase and an amazing loft conversion creating a fabulous master suite with a walk in wardrobe/dressing room and luxury ensuite.

Set behind a generous front garden with a good size driveway, a five bar gate opens to additional drive area leading to the generous garage.

The characterful timber front doors open to the porch which leads to an exceptional reception hall. This is a huge space and sets the tone for the property, having plenty of storage, panelling to the walls and a lovely feature staircase.

To the left, a door opens into the light and airy lounge with a dual aspect. The front bay window takes in the views and a fireplace with a living flame fire adds a focal point.

Further along the hall, the renovated and refitted living kitchen is a real highlight, offering a great space to relax and entertain, with a log burner adding a cosy feel. The kitchen itself is fitted with plenty of units, quality marble work surfaces, and a matching centre island, making it a real wow space. This opens into a large conservatory which spans across the rear and makes an sitting/dining room with garden views. Off this space is a guest WC, a utility with a modern Worcester central heating boiler, and a handy internal door to the garage.

On the ground floor, there are two large double bedrooms; the first has a bay window framing views to front and would make an ideal extra reception room if needed. The rear bedroom has built-in wardrobes and a door to the conservatory.

The shower room is well appointed to include a shower, fitted vanity units with wash hand basin, WC and mirror, plus a useful storage cupboard.

A loft conversion has created an exceptional master suite. The stunning bedroom boasts ample storage, a dormer window framing far-reaching views, and two skylights that flood the space with natural light. A walk-in wardrobe/dressing room and a beautifully appointed ensuite shower room complete this impressive retreat.

Outside, to the rear, the gardens enjoy an established feel with lawns and a paved terrace - enough to enjoy without the work of a large garden. There is space to the side for shed and side entrance via a gate.

The location is ideal for Burton-on-Trent, Ashby-de-la-Zouch, Derby, Nottingham and beyond, with the nearest train station in Burton. Schools for all ages are close by.

**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 E

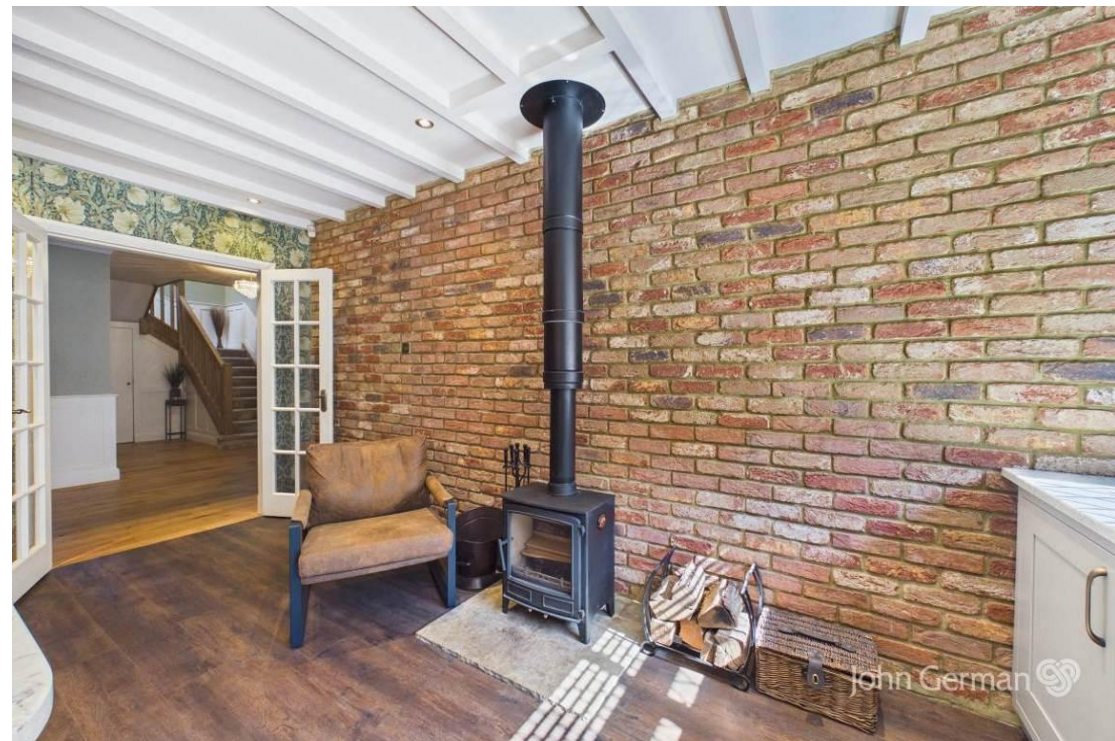
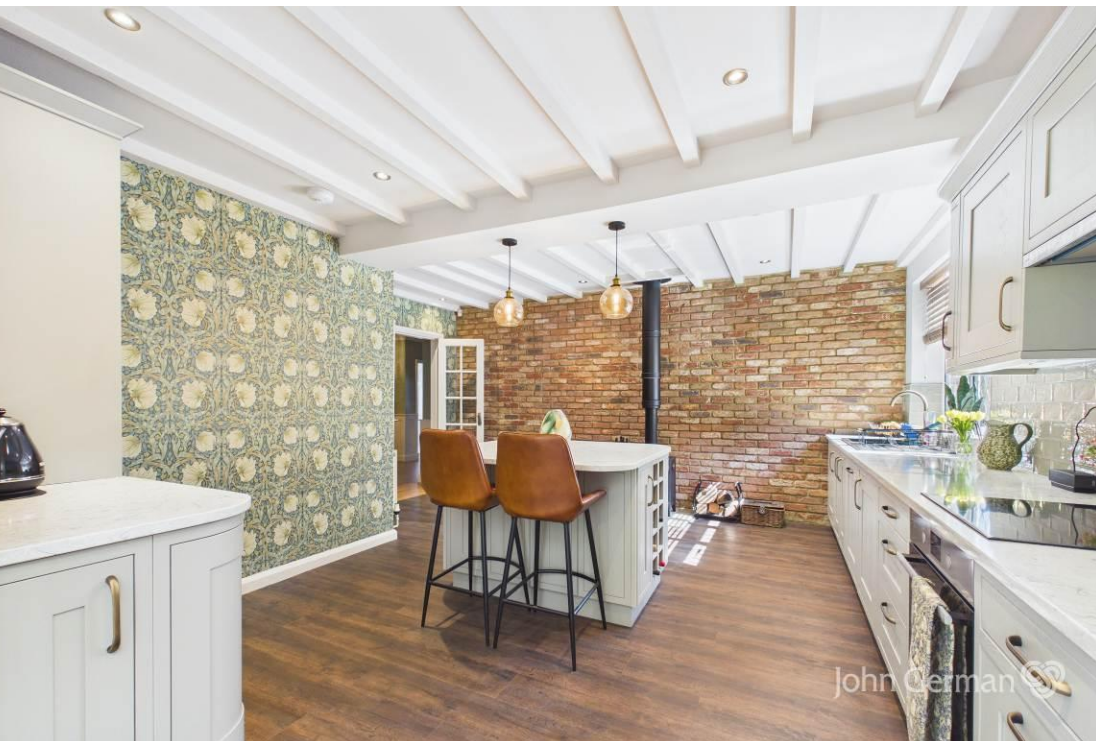
**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

**Our Ref:** JGA/01052026

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Ground Floor

Approximate total area<sup>(1)</sup>

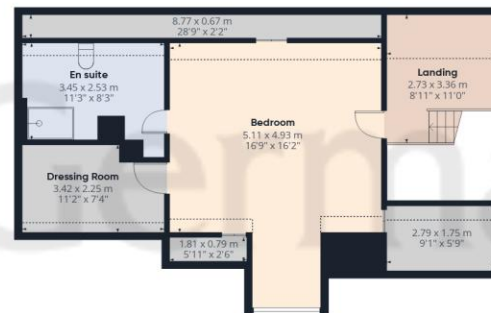
225.9 m<sup>2</sup>

2431 ft<sup>2</sup>

Reduced headroom

20.2 m<sup>2</sup>

217 ft<sup>2</sup>



Floor 1

(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.

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## 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.

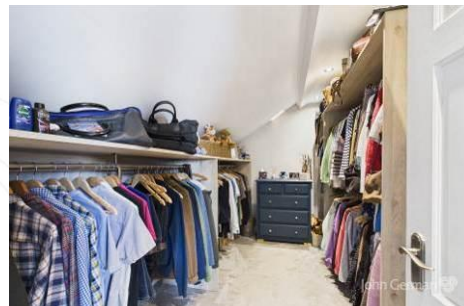
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



## John German

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