

Doveridge Road
Burton-on-Trent, DE15 9GB

John German






Doveridge Road

Burton-on-Trent, DE15 9GB

Offers Over £450,000



This extended & substantial home impresses with its modern interior & woodland views featuring an amazing open plan kitchen/dining/living room with skylights, lounge, separate study/snug, 4 generous bedrooms, ensuite, large drive & a detached double garage, set in a lovely established location.

For those searching for an ideal family home with plenty space and storage, this will be a real contender. Well presented throughout with highlights including two reception rooms plus a stunning open plan kitchen/diner opening to a superb living room with skylights along with the advantage of a large drive, double garage and woodland views in addition to further fabulous views across the Valley to the fields beyond.

The porch and front door open into a spacious hall setting the tone for the house with stairs off to a galleried landing. To the left is a spacious lounge with a fireplace and a bay window with views to front. Double doors link to the kitchen/diner.

Across the hall is a study/snug offering that extra reception room with potential for a variety of uses, even a fifth bedroom if needed. Also off the hall is a guest WC.

The highlight of the house is a superb kitchen/diner that is well appointed having plenty of fitted units and a breakfast bar. There is an integral dishwasher and we understand the owner intends to leave the range style cooker and fridge/freezer. A lovely bay window has a fitted cupboard/window seat and the good size dining area opens to a light and bright living room with sky lights and gardens views. Completing the ground floor is a useful utility room.

The spacious landing has doors leading off to four good size bedrooms. The master is a substantial bedroom with its own ensuite and views to the front while bedrooms, two, three and four share a well appointed bathroom.

The drive leads to a detached double garage with twin up and over doors plus a handy side door to the left hand garage. The gardens wrap around the side and rear being mainly lawned enjoying a lovely woodland aspect along with a deck ideal for patio furniture in addition to a paved terrace. A side gate provides practical access to the front.

The property is situated in a convenient location within walking distance of a Tesco convenience store and takeaway together with plenty of green spaces and walks to enjoy. There are schools for all ages closeby and Burton town centre is only a short drive away.

The CCTV system and camera are available by separate negotiation.

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 and double garage

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Mains 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/>

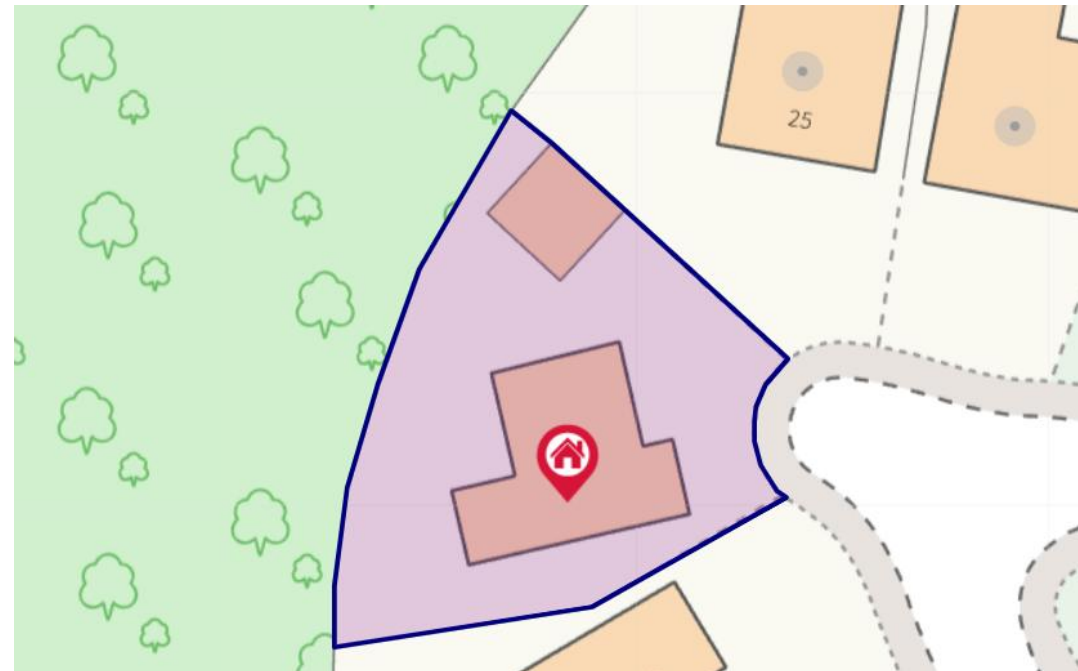
Local Authority/Tax Band: East Staffordshire Borough Council / Tax Band E

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

Our Ref: JGA/22052026

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.

We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AML ID verification and proof / source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use the Checkboard app to complete the necessary checks, this is not a credit check and therefore will have no effect on your credit history. With effect from 1st March 2025 a non-refundable compliance fee of £30.00 inc. VAT per buyer / donor will be required to be paid in advance when an offer is agreed and prior to a sales memorandum being issued.







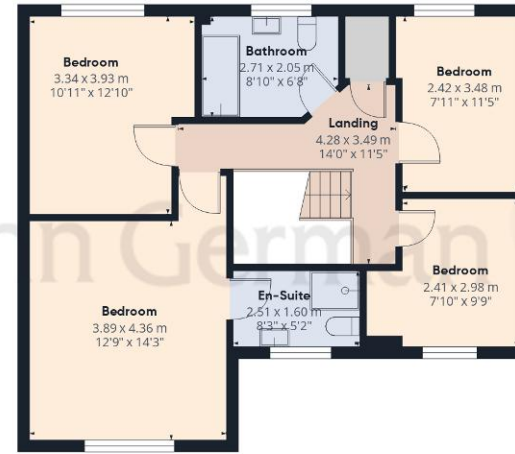




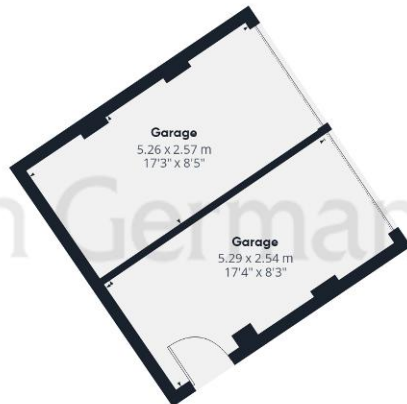




Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

172.4 m²

1853 ft²

(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.

GIRAFFE360



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.

Referral Fees

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		81 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



John German

129 New Street, Burton-On-Trent, Staffordshire, DE14 3QW

01283 512244

burton@johngerman.co.uk

Ashbourne | Ashby de la Zouch | Barton under Needwood
 Burton upon Trent | Derby | East Leake | Lichfield
 Loughborough | Stafford | Uttoxeter

JohnGerman.co.uk Sales and Lettings Agent



