Hevea Road

Burton-on-Trent, DE13 0SH

LG
John German

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£285,000

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This modern five-bedroom mid-terraced home is situated on Hevea Road in Burton upon Trent, offering spacious and versatile accommodation across three floors and is presented in move-in ready condition. Ideally located, the property benefits from excellent access to local amenities, well-regarded schools, transport links, shops, and leisure facilities, making it a superb choice for families.

The property is approached via a driveway providing off-road parking and access to a garage.

Upon entering, the welcoming entrance hallway provides access to a convenient downstairs WC with hand wash basin. To the left, the bright and spacious living room enjoys French doors opening directly onto the rear garden, creating a great flow for indoor-outdoor living. To the right is the impressive kitchen diner that has the luxury of under floor heating and is fitted with a range of wall and base units, drawers, double oven, induction hob, extractor fan, double sink, integrated dishwasher, and space for an American-style fridge freezer. The dining area offers ample space for family dining and is finished with a stylish panelled feature wall.

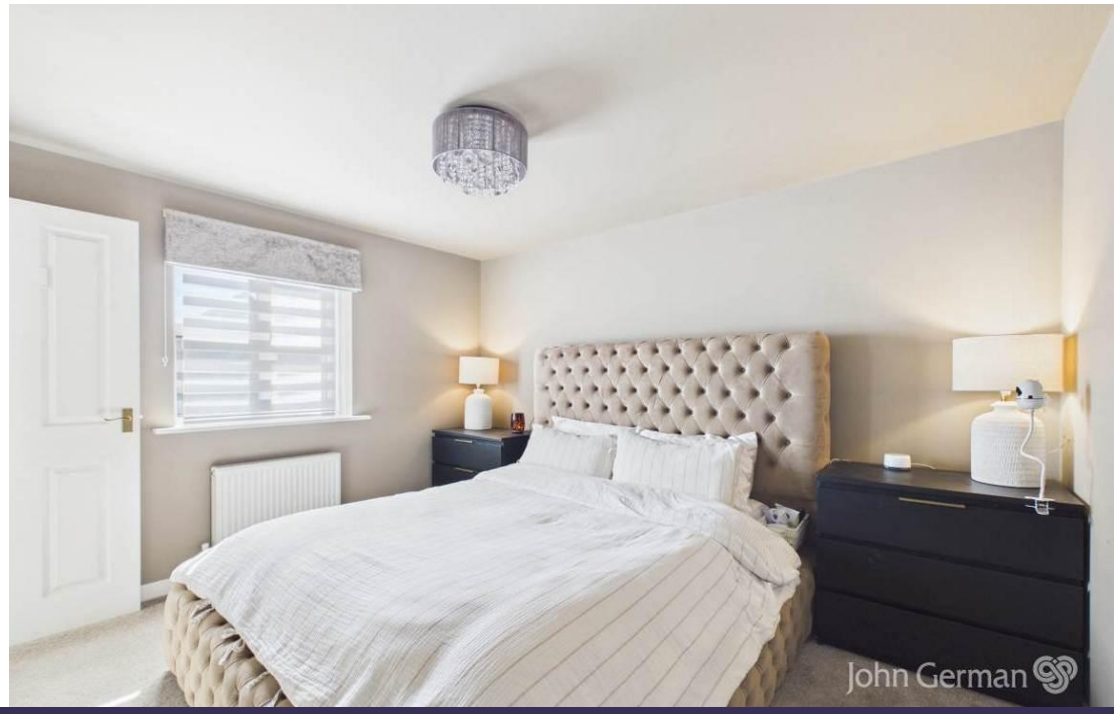
To the first floor are two generous double bedrooms and a further single bedroom, ideal as a home office or study. Completing this floor is the modern family bathroom, comprising a bath with shower over, WC, hand wash basin, towel radiator, and full tiling.

The second floor hosts the impressive master suite, a spacious double bedroom with Velux windows and ample space for furnishings. The en-suite features a walk-in shower, WC, hand wash basin, and contemporary tiling. Also on this floor is an additional versatile room, perfect as a nursery, dressing room, study, or single bedroom, offering flexible living options.

Externally, the rear garden includes a decked seating area leading onto a lawned garden, with gated access to the rear of the garage.

This beautifully presented home combines modern living with generous space in a highly convenient Burton upon Trent location, and early viewing is highly recommended.

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 garage **Electricity supply**: Mains
Water supply: Mains **Sewerage**: Mains **Heating**: Mains 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 D
Useful Websites: www.gov.uk/government/organisations/environment-agency
Our Ref: JGA/27052026
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.



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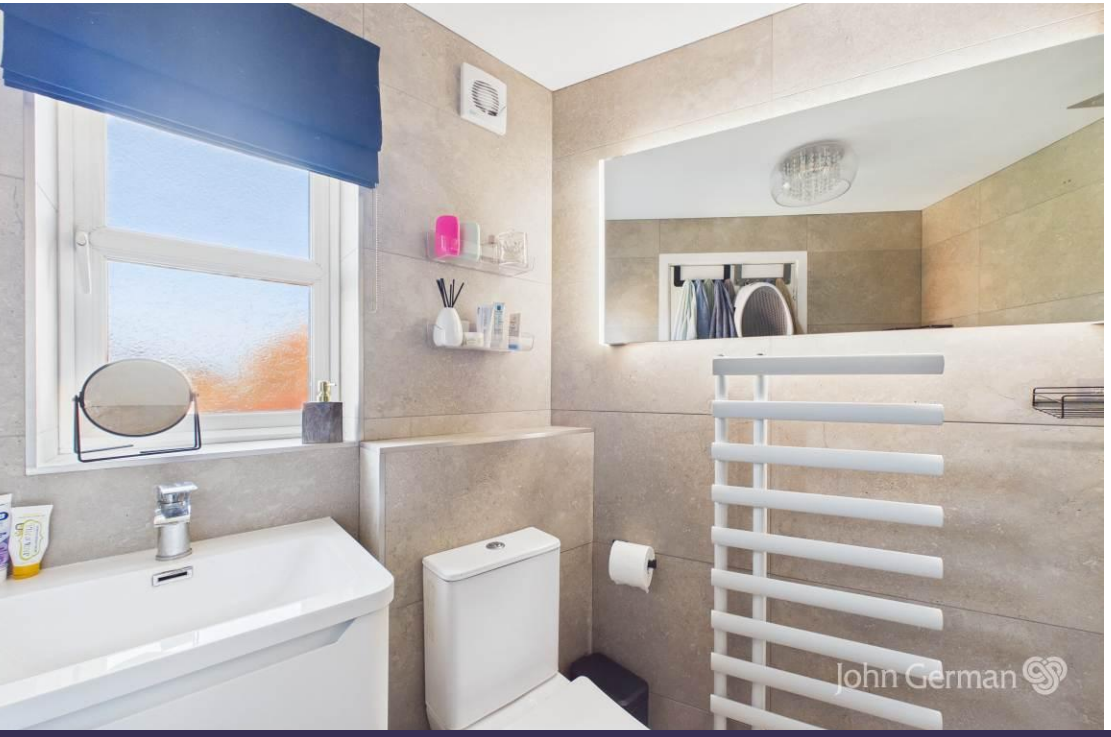
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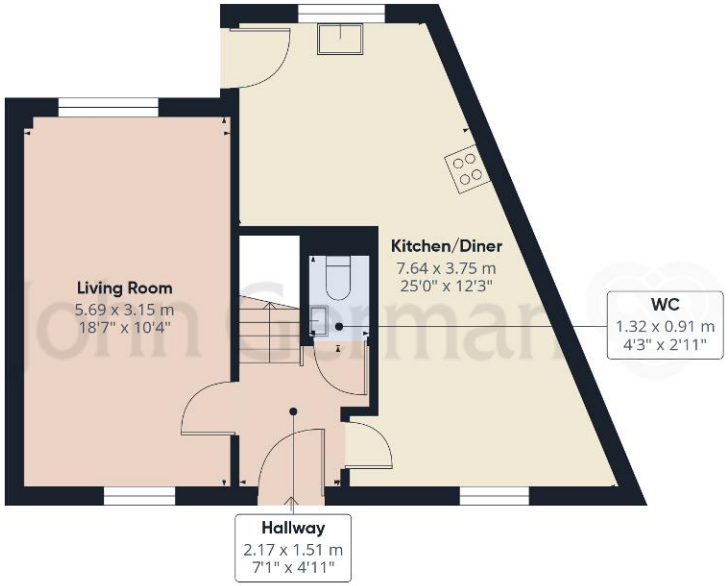
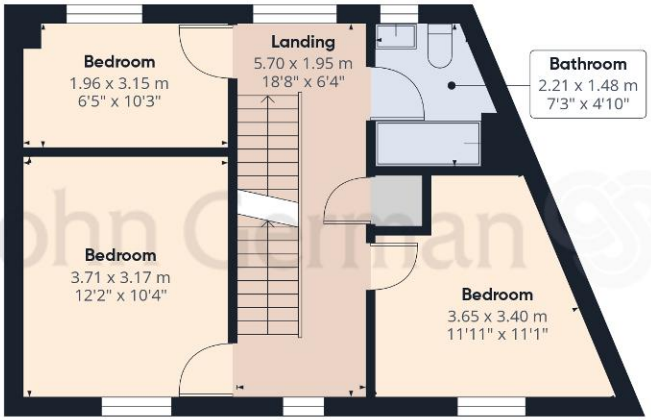
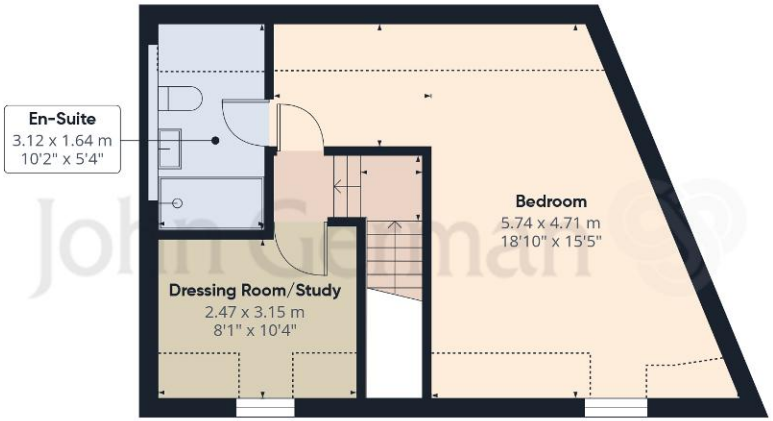


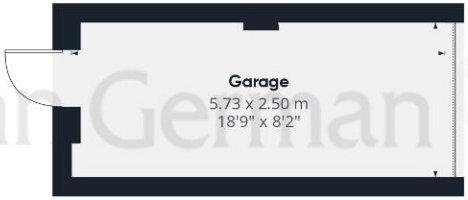
Ground Floor Building 1



Floor 1 Building 1



Floor 2 Building 1



Ground Floor Building 2

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Approximate total area(1)

141.9 m²

1528 ft²

Reduced headroom

8.2 m²

88 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.

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Agents' Notes

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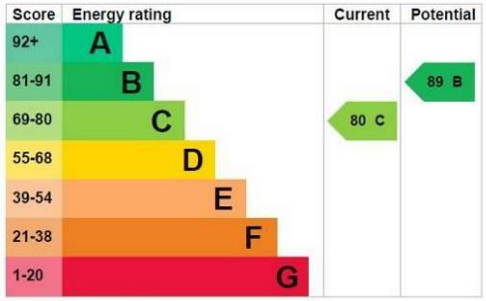
Referral Fees

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.



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