

Roman Drive

Burton-on-Trent, DE13 9GA

John 
German





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£435,000

With open views to front, this beautifully presented detached offers a superb family home with a large kitchen/diner opening out to the garden, spacious lounge plus a separate home office, utility/guest WC, four bedrooms, ensuite, family bathroom and an air conditioned garage.



Stylishly presented and ready to move into, this superb detached is set on a choice plot on this popular modern development, with open views to front. The home is well placed, just a short walk from John Taylor Free School, with a new primary school due to open close by, together with excellent transport links and country and canal side walks all in easy reach.

The entrance hall has doors and stairs leading off, with a useful downstairs cupboard. To the right is a spacious lounge having views to front and double doors opening into the kitchen/diner. Across the hall is a home/office study, which would also make an ideal playroom or snug for teenagers. Also off the hall is a useful utility room/guest WC with fitted units and space for a washing machine. The highlight of the ground floor is an amazing open plan kitchen/diner with a window and French doors opening out to the garden. The kitchen itself is well appointed and fitted with an integrated oven, hob, extractor, fridge/freezer and dishwasher. There is plenty of space for a dining table.

To the first floor, the landing gives access to four bedrooms, all benefiting from fitted wardrobes. The master bedroom also has an ensuite shower room. The family bathroom comprises of a three piece suite to include a bath with shower over, pedestal wash basin and WC, with tiling to wet areas.

Outside, there is shared access to a driveway which leads to a detached garage with air conditioning and personnel door to the garden, making an ideal gym or workshop/hobby space. From the drive, double gates leads to the rear garden which features a paved terrace and lawn.

Agents note: We understands there is an estate management fee – cost TBC.

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 and 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

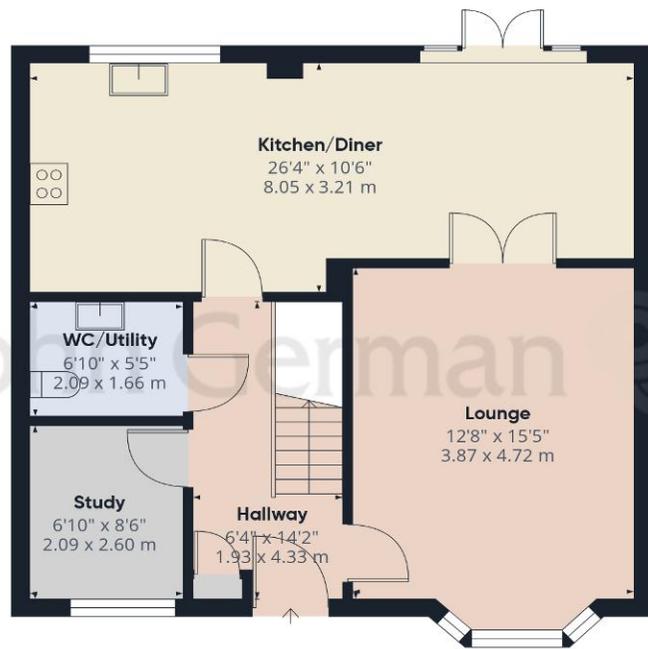
Our Ref: JGA/12022026

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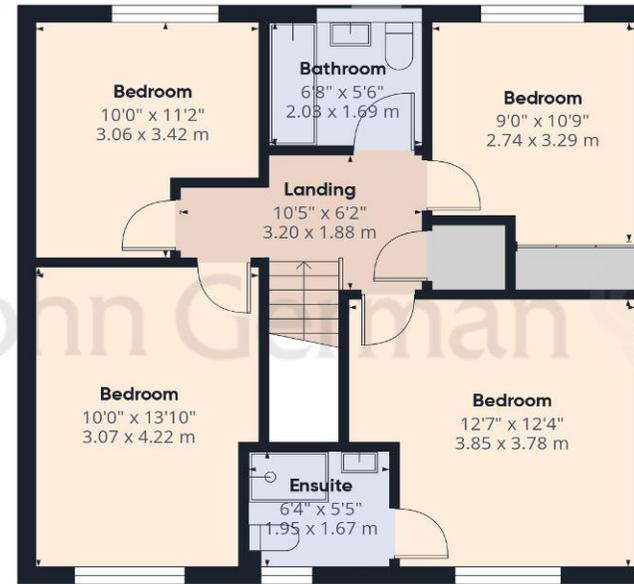
We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AML ID verification and proof/ source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use the Checkboard app to complete the necessary 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.



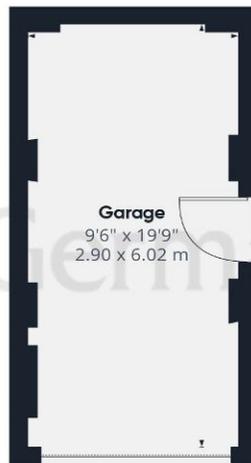




Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

1465 ft²

136 m²

(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.

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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.

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		94 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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