

# Castilla Place

Burton-on-Trent, DE13 0SU

John German



John German









# Castilla Place

Burton-on-Trent, DE13 0SU

£275,000

A stylishly presented modern detached home featuring a luxurious interior on a superb corner plot with a low maintenance garden, long drive and detached single garage.



Available with the advantage of no upward chain, this superb and stylish detached home enjoys a fabulous corner position on the development close to a park, perfect for families and a beautifully presented interior, ready to move into.

A canopy porch with a front door opens into the welcoming entrance hall providing a lovely introduction, with stairs to the first floor and doors leading off. To the left is a spacious dual aspect lounge that runs the full depth of the home having French doors out to the impressive landscaped rear garden that is part walled, having a paved terrace ideal for outdoor dining, an artificial lawn and a useful side block paved area.

Across the hall is the heart of the home and also spanning the full depth of the property is the dining kitchen equipped with a range of high gloss base and wall units with contrasting worktops over plus an integrated oven, hob, extractor hood, fridge and freezer. There is ample space for a dining table, windows to the front and side plus access into a useful utility room having additional appliance space, space for appliances and door out to the side.

Completing the ground floor is the guest's cloakroom having a WC and wash hand basin and half tiled mosaic walls.

To the first floor the impressive master bedroom has a superb refitted contemporary en suite wet room with stunning tiling. Bedroom two is dual aspect and bedroom three is currently used as a dressing room but would make an ideal single bedroom or office, both sharing a well appointed family bathroom.

A driveway provides ample off road parking giving access to a detached single garage having an up and over entrance door plus a useful side door out to the side paved area which in turn leads to the rear garden currently housing a large shed that stretches beyond the rear of the garage.

**Note:** There is a communal maintenance charge, currently £65 per annum.

**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:** Mains gas

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

**Broadband type:** Cable

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 B

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

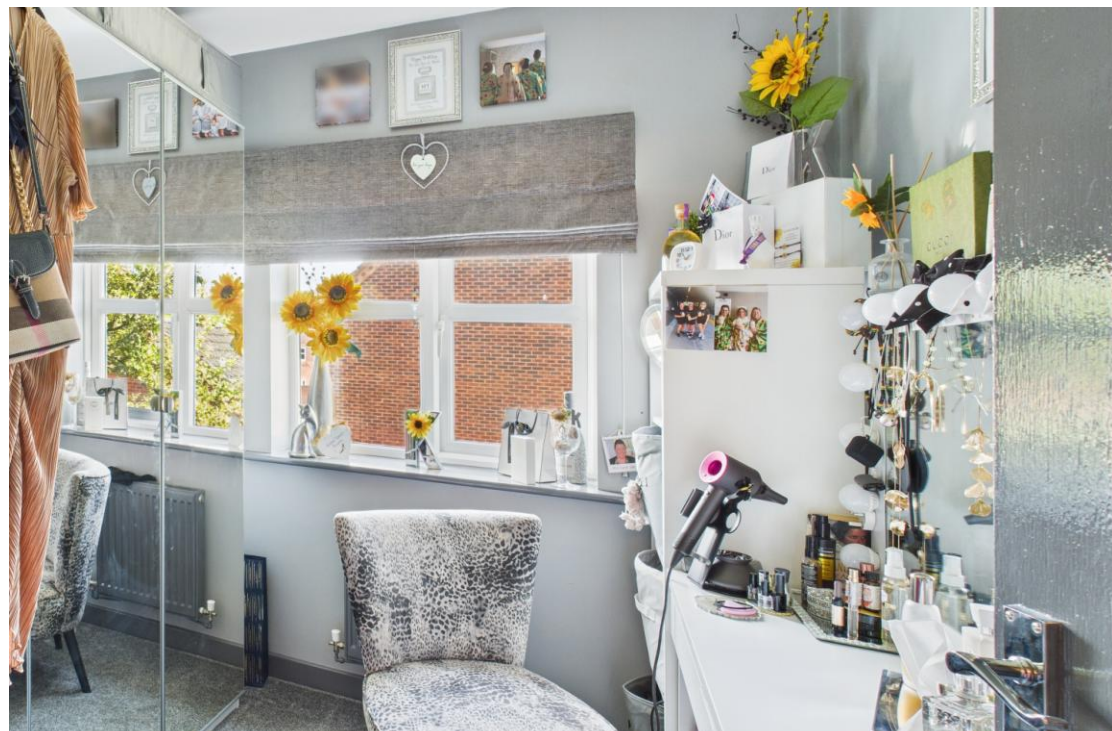
**Our Ref:** JGA/28052025

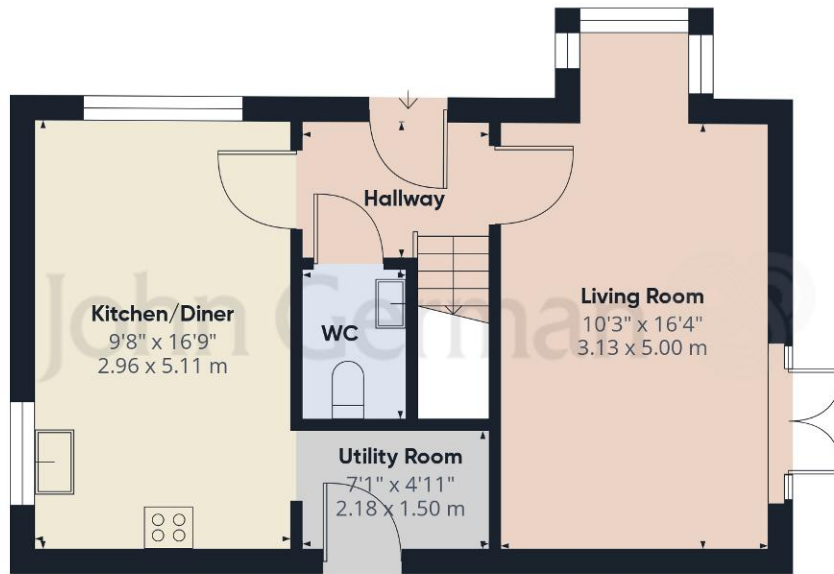
The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, please contact the office and we will be pleased to check the information 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 1<sup>st</sup> 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.

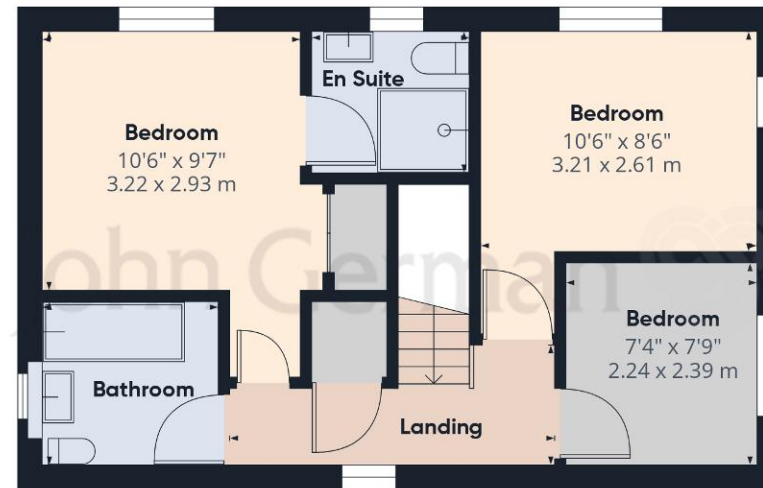








Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

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

1034 ft<sup>2</sup>

96 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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		
69-80	C	74 C	79 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





