

Denton Rise

Burton-on-Trent, Staffordshire, DE13 0QB



Offering a lovely family home at the top of a quiet cul de sac with far reaching views. Already extended with two good size reception rooms, a fitted kitchen, three bedrooms & bathroom, long drive & detached garage with no chain ready for a buyer to put their own stamp on it.

£200,000



John German

With the benefit of no upward chain, this superb link-detached enjoys pleasant views to both the front and rear, and has been extended to create a sizeable dining area – with potential for further extension (subject to permissions).

Set back from the road with lawned frontage and spacious tarmac driveway, the side entrance door opens into the hallway, with doors leading off to the lounge, kitchen and useful understairs storage cupboard.

To the front aspect, the lounge is an excellent size, with wood effect laminate flooring, large double glazed window and fireplace with tiled hearth and brick surround.
Off the lounge, the extended dining room has stairs rising to the first floor and a double glazed window to the rear aspect with patio door giving access out.

The refitted kitchen is equipped with a range of eye level and base units having work surfaces over, double glazed window to the rear aspect and plentiful appliance space, with inset sink and drainer unit plus a gas hob with overhead extractor.

Upstairs the landing gives access to the three well-proportioned bedrooms, and family bathroom that has a smart white suite with panelled bath, low level dual flush WC, pedestal hand wash basin and heated towel radiator.

Outside, the landscaped rear garden has both patio and lawn, with steps up to the rear boundary which overlooks fields. There is gated side access and a door opening into the detached single garage.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Services: Mains water, drainage, electricity and gas are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

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

Our Ref: JGA/06122022

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







Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

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Agents' Notes

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