

# St. Georges Road

Burton-on-Trent, DE13 0QT

John   
German





# St. Georges Road

Burton-on-Trent, DE13 0QT

£350,000

**This lovely light filled home stands on a superb garden plot with a wide drive & garage. There is plenty of space with a large reception hall, two reception rooms with garden views, impressive kitchen/diner, three double bedrooms & a family bathroom in an established cul-de-sac location.**

This detached home impresses with plenty of space and natural light, ideal for a family or for a downsizer wanting a good size home in an established location.

Set behind a wide drive offering plenty of parking and access to a garage, with a front door opening into a good size porch which in turn leads to a very spacious and welcoming reception hall with stairs & doors leading off.

There is a well-appointed kitchen/diner with views to front. The kitchen area is fitted with a range of units with an integrated oven and hob and space for further appliances, plenty of room for a dining/breakfast table as well making this an ideal space for families and entertaining.

A highlight of the house is a superb light filled lounge with large patio doors framing garden views, a fabulous to relax and unwind in. Across the hall is a sitting room with patio doors to rear, this could also be a home office/family room should a buyer wish. Completing the ground floor is the guest WC.

To the first floor the good size landing has doors leading off to three double bedrooms and a well-appointed bathroom with both a bath and separate shower.

The rear gardens are superb, with shaped lawns and at the top of the garden there is a handy workshop and the 'Shed Bar' to escape to, together with deck ideal for outside dining.

The house is ideally situated for those working at Burtons Queens Hospital; the train station and town centre are also just a short drive away.

**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:** Driveway

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:** Mains

**Heating:** Mains Gas

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

**Broadband type:** Fibre

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](http://www.gov.uk/government/organisations/environment-agency)

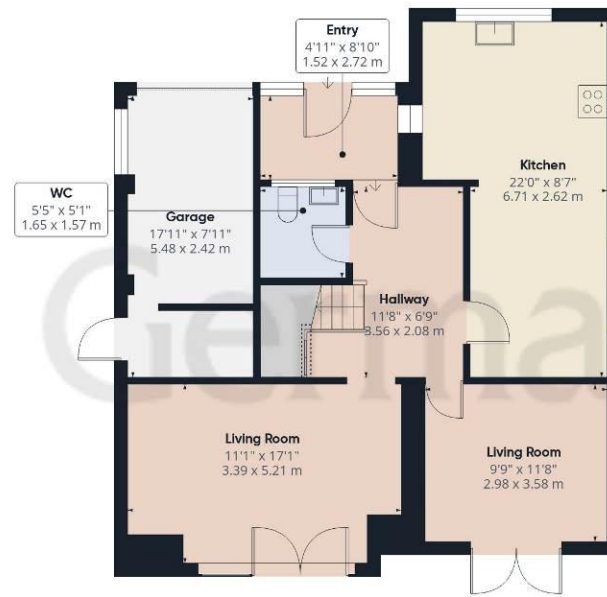
**Our Ref:** JGA03032026

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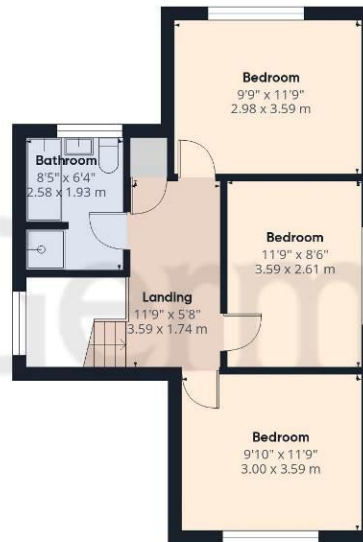
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Ground Floor



Floor 1



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

1312 ft<sup>2</sup>

122 m<sup>2</sup>

**Reduced headroom**

1 ft<sup>2</sup>

0.1 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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.

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**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		83 B
69-80	C	71 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



