

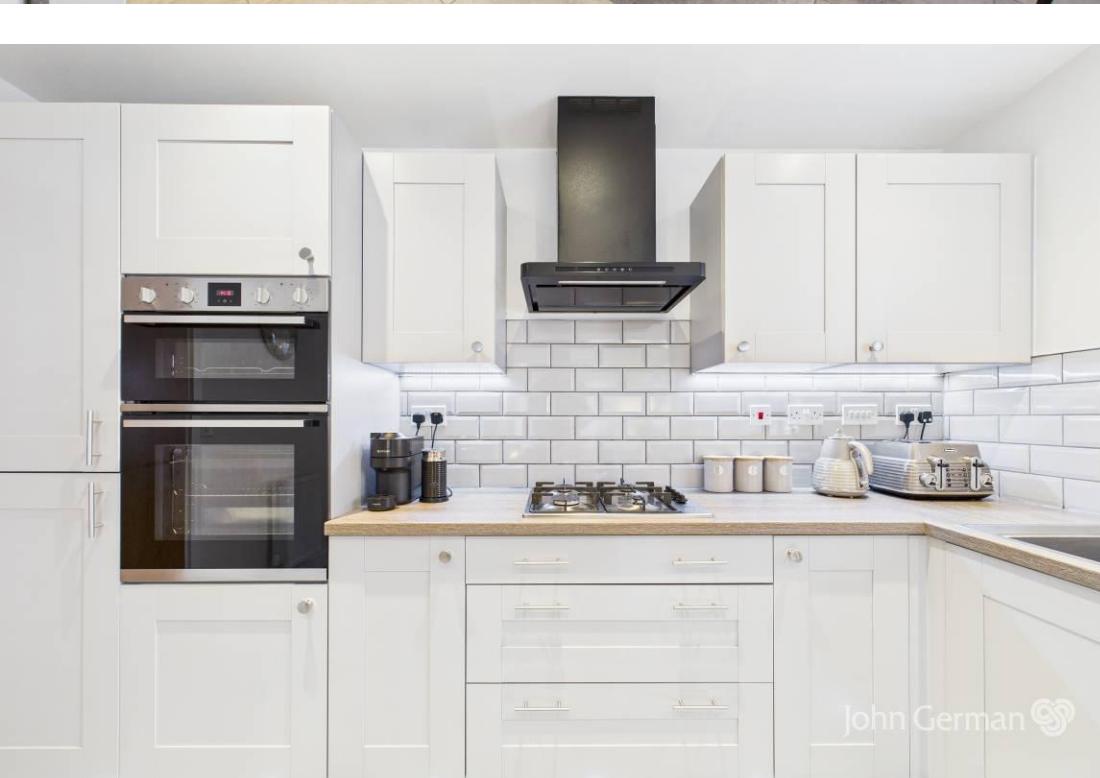
Maple Drive

Burton-on-Trent, DE13 0SN

John
German



John German





Maple Drive

Burton-on-Trent, DE13 0SN

£329,950

Set on a lovely corner plot and presented to show home standard is this superb home with a lovely dual aspect lounge opening out to the landscaped garden, kitchen/diner to impress, utility, ensuite to master, and an amazing garage conversion creating a home office/studio with shower room.



John Germinal

This amazing home is perfect for a growing family or couple wanting plenty of spaces with all the benefits of a lovely corner position. The house also features a very impressive garage conversion - a particular highlight, offering a superb contemporary home office/studio with French doors to the garden and a well appointed shower, together with space for a washing machine/appliances. This is a fantastic separate room ideal for those working from home, games rooms or 'den' style space for children/teenagers.

The front door opens into a welcoming hall with stairs and doors leading off. To the left is a dual aspect lounge with two sets of French doors seamlessly connecting the inside with outside. Across the hall is an impressive kitchen/diner perfect for families and entertaining. The kitchen is very well appointed with an integrated oven, hob, fridge/freezer and dishwasher, together with plenty of space for a dining table. Off the kitchen is a useful utility room with additional appliance space and door to the driveway. Completing the ground floor is a stylishly decorated guest cloakroom/WC.

The first floor features four bedrooms with high ceilings enhancing the space. The master bedroom has tall fitted mirrored wardrobes and a luxurious ensuite. The three further bedrooms share a well appointed bathroom.

The rear garden has been landscaped for lower maintenance with a paved terrace, artificial lawn and side gate to the drive.

Agents note: We understand there is an estate management fee currently £180 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: 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 D

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

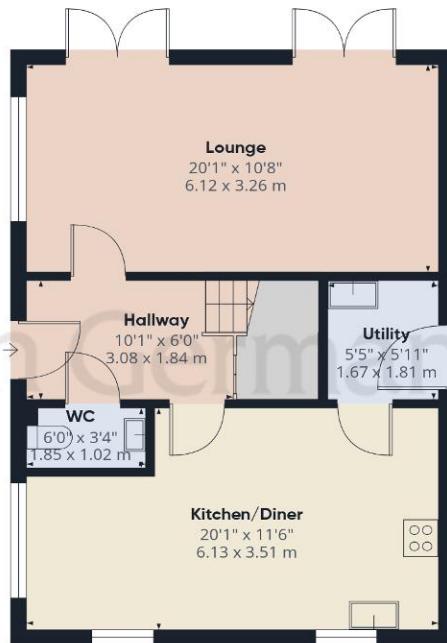
Our Ref: JGA/06012026

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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.







Approximate total area⁽¹⁾

1303 ft²

121.2 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

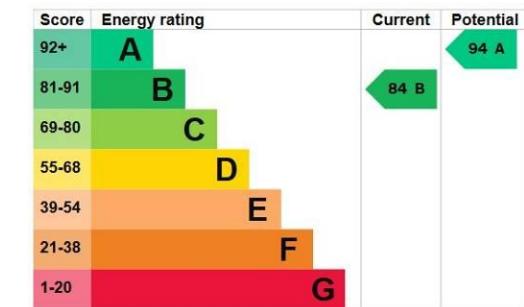
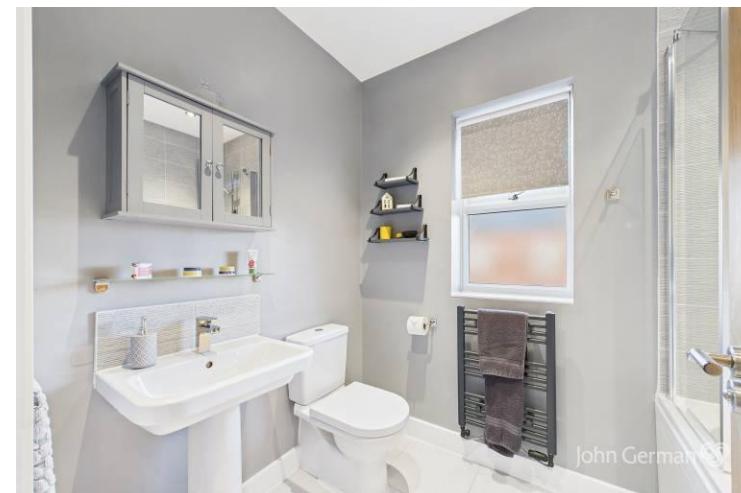
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Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

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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