

Maple Drive

Burton-on-Trent, DE13 0SN

John German



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A modern living room with blue sofas, a large TV, and light-colored curtains. The room is bright and airy, with large windows and a light-colored rug. The text is overlaid on the top half of the image.

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£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.

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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 set 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

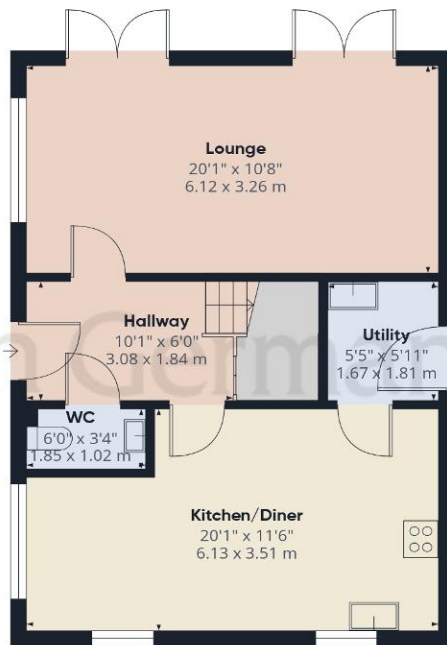
Our Ref: JGA/06012026

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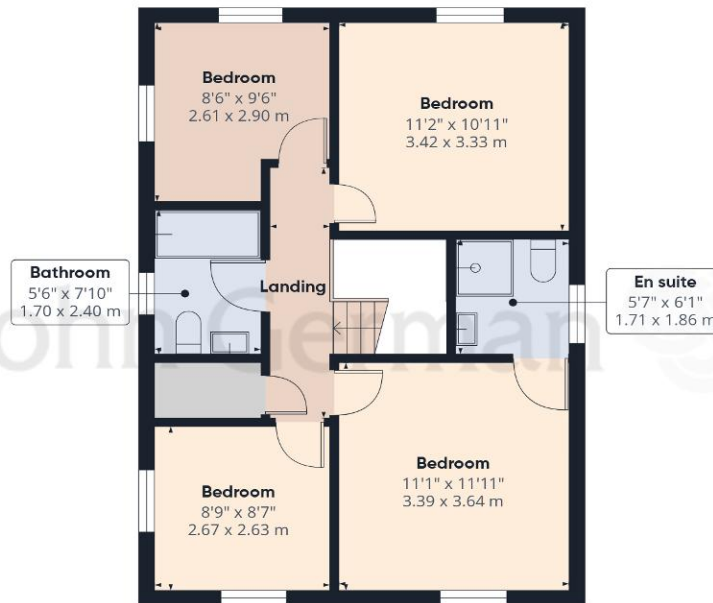
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Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

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

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.

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Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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