

Clifton Way

Burton-on-Trent, DE15 9DW

John German



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John German ©

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£500,000

Standing on a wonderful 0.23 acre established garden plot with views is this beautifully detached home with a large drive, double garage, impressive hall & three generous reception rooms, quality breakfast kitchen & utility, four bedrooms, ensuite & family bathroom in a lovely location with schools for all ages close by.

Offering a beautifully presented home, ideal for family and those seeking plenty of space inside and out this superb house stands in a wonderful 0.23 acre garden plot with views and plenty of privacy.

Set at the top of a private drive serving just two homes there is a generous drive leading to a detached double garage.

The porch and front door open into a superb hall with a grand feel, a feature staircase off to the first floor and doors leading off.

The lounge is a large light room with plenty of space to relax having a fireplace, bay window to front and French doors opening into the conservatory with a glazed roof and stunning garden views.

There are two more reception rooms adding plenty of versatility to this home with a good size dining room ideal for entertaining and a spacious home office with a separate Hive heating control, this could also be a second sitting/family room.

At the heart of the house there is a quality breakfast kitchen fitted with a range of units with granite work surfaces, a Neff oven with a slide and hide door, microwave/combi oven, hob, extractor hood, fridge/freezer and a handy boiling water tap. Windows frame garden views and off the kitchen is a useful utility room with additional appliance space and a door opening out to the gardens, again with granite surfaces adding a quality feel.

Completing the ground floor is the guest WC off the hall.

The gallery landing is light filled with a grand spacious feel mirroring the hall below with doors leading off.

The master bedroom with reading lights, gloss finished white fitted wardrobes and garden views offers a lovely bedroom with a smart modern ensuite shower room.

Bedrooms two and three are both very good size doubles, bedroom two with super views to front and bedroom four is a spacious single bedroom with a built-in cupboard currently used as a craft room/second office.

The family bathroom is well appointed with a modern suite, the bath with a shower over and screen, mirror with spotlights over and a basin with storage under.

The plot is certainly a highlight wrapping around the house and well tended with shaped lawns, colourful established borders and a good degree of privacy. Amazing outdoor space with woodland adding an impressive back drop and maturity to the garden. The woodland section across the top of the garden is covered by a Tree Preservation Order.

Built by William Davis Homes there are schools for all ages close by, a handy Tesco convenience store and takeaway together with plenty of green spaces for walks.

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 & double garage

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 E

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

Our Ref: JGA27072026

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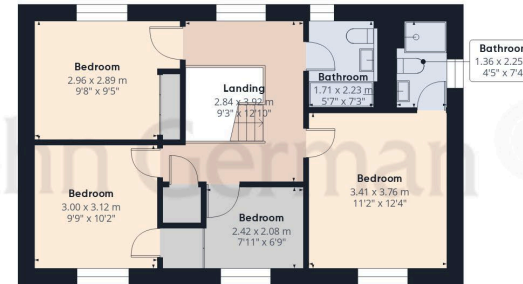




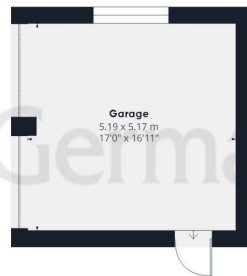




Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

163.8 m²

1765 ft²

(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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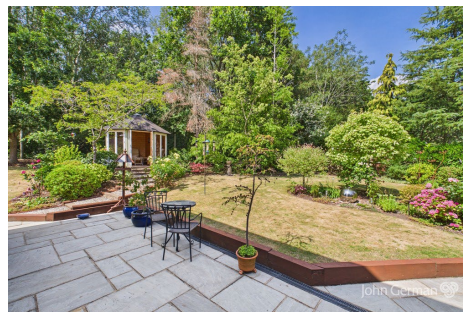
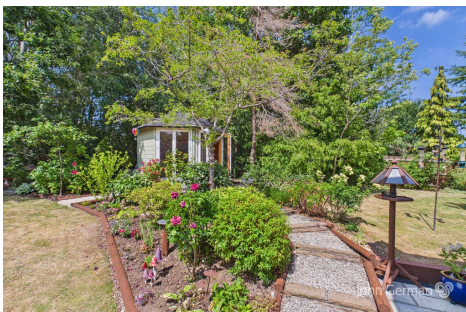
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