

Pipers Way

Burton-on-Trent, Staffordshire, DE14 2GU

John German





Pipers Way

Burton-on-Trent, Staffordshire, DE14 2GU

Guide Price £245,000

A generously proportioned 4 bedroom semi-detached family home offering approximately 1,219 sq ft of versatile living accommodation, with three first floor double bedrooms & a converted garage providing an additional fourth bedroom, generous reception space and a low-maintenance rear garden.

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Situated on Pipers Way in Burton-on-Trent, this generously proportioned four bedroom semi-detached home offers approximately 1,219 sq ft of versatile living accommodation arranged over two floors. With three double bedrooms to the first floor, a converted garage providing an additional fourth bedroom, generous reception space and a low-maintenance rear garden, this is an excellent family home.

The property is ideally positioned for access to a range of local amenities, with schools, shops and everyday facilities all within easy reach. Grange School is approximately a quarter of a mile away, whilst Burton town centre provides a wider selection of shopping, leisure and dining facilities. Burton-on-Trent railway station is also within approximately a mile, providing excellent transport links.

Upon entering, the entrance hallway provides access to the principal ground floor rooms and includes a useful downstairs WC with WC and wash hand basin.

The kitchen/diner is a particularly practical space, fitted with a range of wall and base units, drawers, oven, gas hob, extractor fan and double sink. There is a tiled splashback together with space for a fridge freezer and washing machine. The generous proportions allow ample room for a family dining table and chairs, making this a fantastic everyday family space.

The family dining room benefits from an attractive bay window, creating a bright and welcoming reception space, whilst the separate living room provides a comfortable area for relaxing.

A particular feature of the property is the fourth bedroom, which has been created through the conversion of the original garage. This versatile room could be utilised as a bedroom, but would equally make an excellent home gym, playroom, home office, additional reception room or hobby space, depending on the requirements of the new owners.

To the first floor are three further double bedrooms. The principal bedroom benefits from double fitted wardrobes and a private en-suite shower room, comprising shower cubicle, WC and wash hand basin.

There are two further well-proportioned double bedrooms, together with the family bathroom, which is fitted with a bath, WC and wash hand basin.

Externally, the rear garden has been designed with ease of maintenance in mind, comprising a large slabbed patio area, providing an excellent space for outdoor seating and entertaining.

To the front is a slabbed footpath with lawned areas and established conifers providing a good degree of privacy. The property also benefits from off-road parking, with further ample on-road parking available.

The property is being sold with no upward chain, making it an attractive option for buyers looking for a spacious family home with flexible accommodation and convenient access to Burton-on-Trent's amenities and transport links.

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

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Mains gas

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

Broadband type: TBC - See Ofcom link for speed: <https://checker.ofcom.org.uk/>

Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

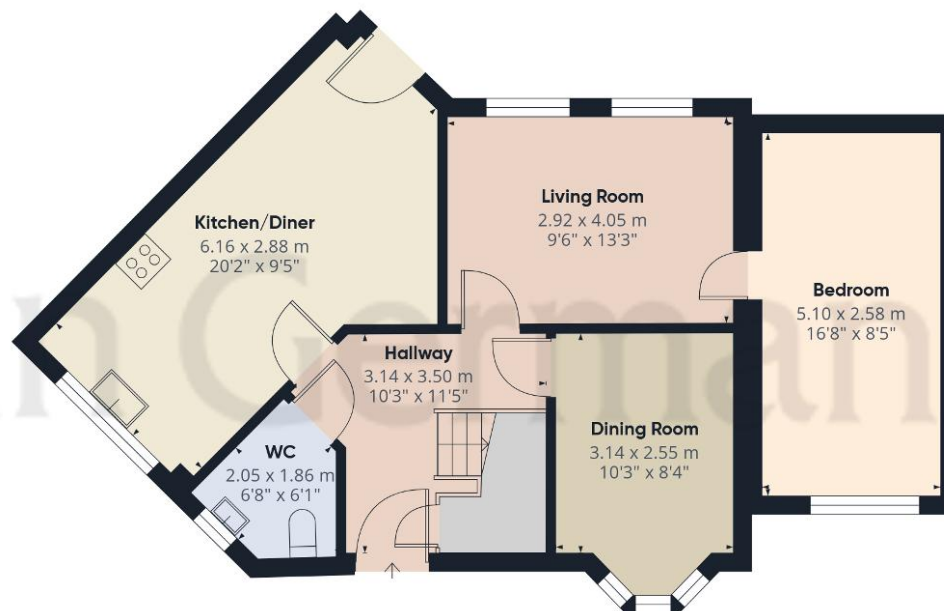
Local Authority/Tax Band: East Staffordshire Borough Council / Tax Band C

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

Our Ref: JGA/03092026





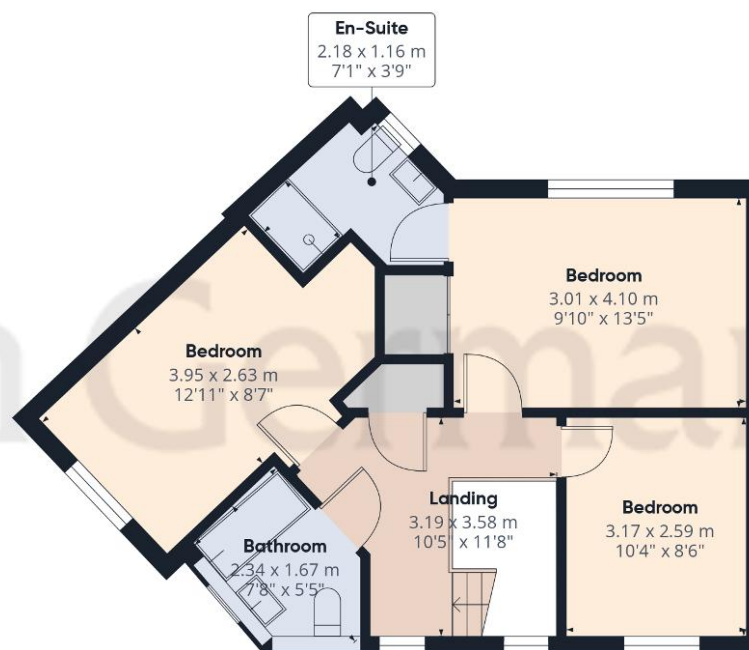


Ground Floor

Approximate total area⁽¹⁾

113.2 m²

1219 ft²



Floor 1

(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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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.

Agents' Notes

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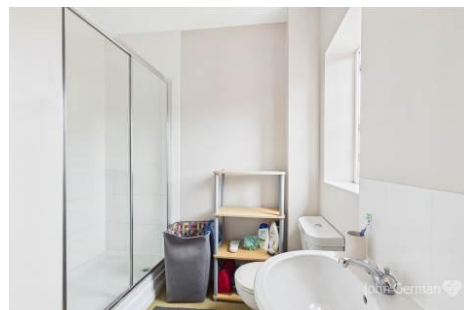
Referral Fees

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.

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		
69-80	C		
55-68	D	79 C	83 B
39-54	E		
21-38	F		
1-20	G		



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