

The Maltings

Burton-on-Trent, DE15 9FL

John German 



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£285,000

This detached home enjoys a lovely open aspect to the front and is nestled in a peaceful, established location in old Stapenhill. Comfortable enough to move straight into, it also offers excellent scope to modernise and personalise to your own taste. Further benefits include a drive, garage and attractive garden.



Owned from new and this being its first time on the market since 1992, this lovely detached four bedroom home is ideal for a family, positioned in a lovely established location with schools for all ages and shops close by. Also being in easy reach of riverside walks at Stapenhill Gardens and the town centre with plenty to offer.

The property is set behind a drive which also gives access to the garage. The front door opens into the hall with stairs rising to the first floor. The ground floor has the flexibility of two reception rooms; the lounge has a fireplace and views to front, and the dining room has patio doors to the conservatory with garden views. The kitchen is fitted with a range of units, hob and oven, with space for further appliances and a useful understairs cupboard. Off the kitchen is a useful utility room with a door out to the side. The guest WC completes the ground floor.

There are four bedrooms, the master benefits from fitted wardrobes adding storage and an ensuite shower room. Bedrooms two, three and four all share the family bathroom.

The garage has an up and over door to the front, a useful side access door, and houses the gas central heating boiler. The rear garden is well established with a paved terrace. There is also a lovely aspect to front, particularly from upstairs where there is a rooftop and treelined view.

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: 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/26062026

The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, 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. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.

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Ground Floor

Approximate total area⁽¹⁾

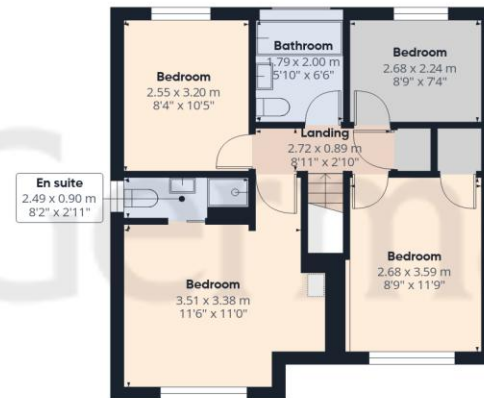
108.2 m²

1168 ft²

Reduced headroom

0.7 m²

7 ft²



Floor 1



(1) Excluding balconies and terraces

Reduced headroom

----- Below 1.5 m/5 ft

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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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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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



