Betony Road

Burton-on-Trent, DE15 9JU

John German




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£380,000

Enjoying a lovely open aspect and views to the front, this spacious detached family home has a light lounge, separate dining room, kitchen/diner plus utility, four bedrooms, en-suite, bathroom, a wide drive & double garage.

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With a lovely open aspect and views to the front, this impressive detached family home is set in an established location that is well placed for schools and handy for a Tesco convenience store and takeaways that are just a short walk away together with lots of green spaces and walks.

Set off a private drive serving four properties, there is a wide block paved drive leading to a double garage. A lawned front garden has borders and a canopy porch opens into a welcoming hall with a useful understairs cupboard and doors leading off.

The lounge is a light room with a bay window framing views to front and a modern fireplace adding a focal point. Double doors open into a good size dining room with patio doors opening out to the rear gardens.

The kitchen/diner is well appointed with a range of units, an integrated oven and hob and we understand the owners intend to include the dishwasher. Having space for a breakfast or dining table along with two windows framing rear garden views.

There is a useful utility room with additional appliance space and the guest's wc completes the ground floor.

The landing has doors leading off to four good size bedrooms. The master has fabulous views to the front, built in wardrobes and an ensuite shower room. Bedroom two is also a double with built in wardrobes and alongside bedrooms three and four, all are served by the modern family bathroom. Bedroom four also has the benefit of built in wardrobes.

Gardens to the rear are laid to lawn with borders with a side gate and a useful timber shed.

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 and 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: JGA/18112026

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.

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.




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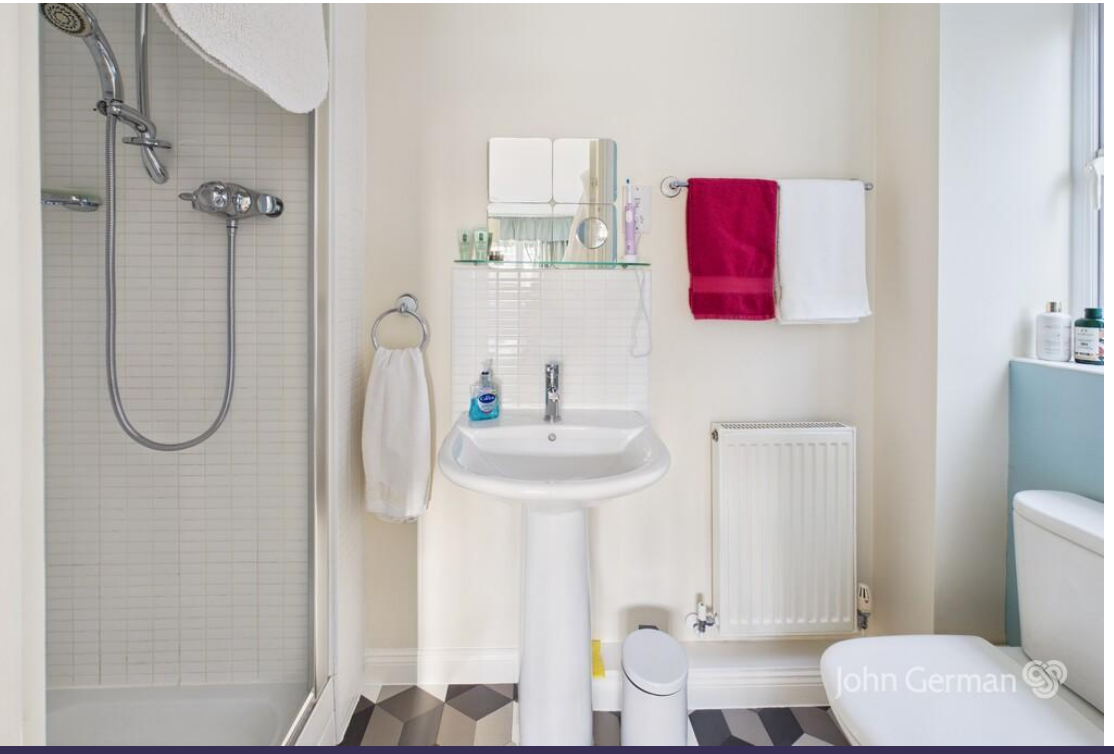

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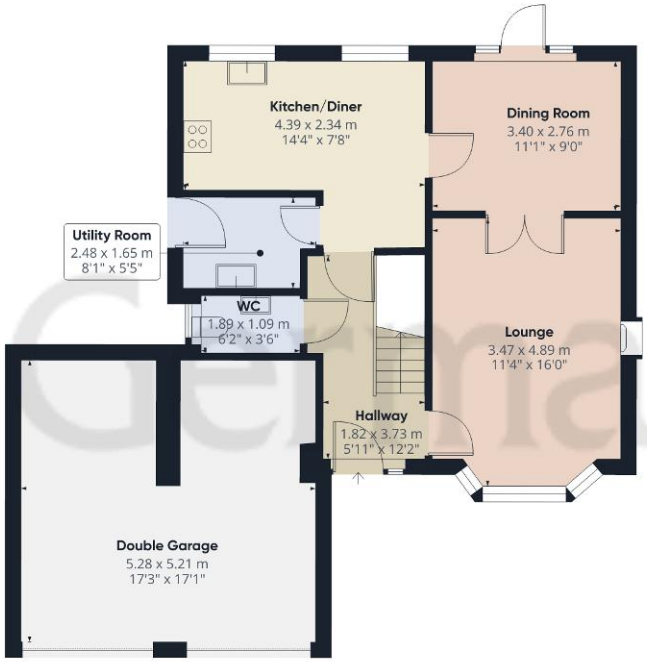

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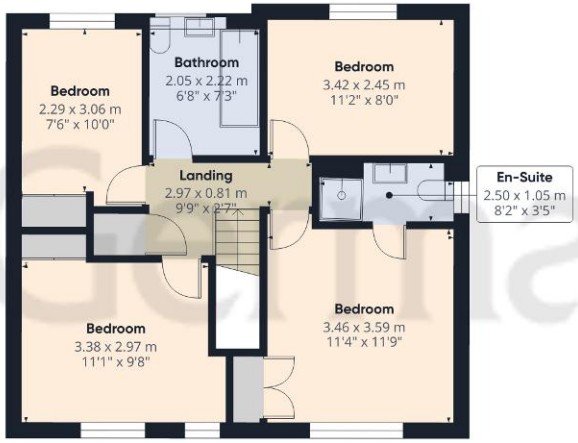

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Ground Floor





Floor 1

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Approximate total area(1)

132 m²

1424 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

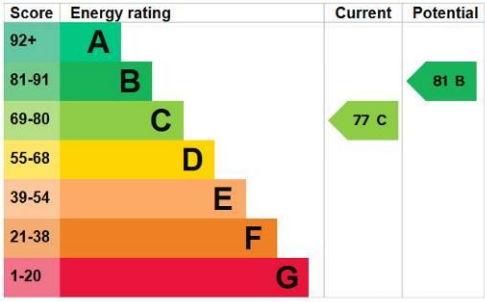
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Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

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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