

Bishop Place

Burton-on-Trent, DE13 9EX

John 
German






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Asking Price Of £325,000



This beautifully presented modern four-bedroom detached home, situated on Bishop Place, offers spacious and versatile accommodation throughout, ideal for family living. Located within a popular residential area of Burton upon Trent, the property benefits from convenient access to a range of local amenities and highly regarded schools.

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Upon entering the property, you are welcomed by a generous hallway providing access to all principal ground floor rooms, along with useful downstairs storage and a convenient downstairs WC fitted with a hand wash basin. To the left, the living room is a bright and inviting space, benefitting from a large front-aspect window.

To the rear of the property lies the true heart of the home – an impressive kitchen diner. The L-shaped kitchen is well-appointed with a range of wall and base units, ample worktop space, and integrated appliances including a fridge freezer, dishwasher, washer dryer, double oven, gas hob, and extractor fan, along with a double sink. The dining area offers plenty of space for a large table and chairs, with French doors opening out onto the garden, creating a perfect setting for both everyday living and entertaining.

Upstairs, a spacious landing leads to four well-proportioned double bedrooms. The fourth bedroom, while the smallest, still comfortably accommodates a double bed and offers flexibility as a guest room, study, or dressing room as currently arranged. Bedrooms two and three are both generous doubles, with the bedroom above the carport enjoying dual aspect windows, allowing for an abundance of natural light. The principal bedroom is particularly impressive, featuring a dedicated dressing area with fitted wardrobes and a modern en-suite comprising a shower cubicle, WC, and hand wash basin.

The remaining bedrooms are served by a family bathroom fitted with a bath and overhead shower, WC, and hand wash basin.

Externally, the property continues to impress. The rear garden is attractively landscaped, featuring a large patio area, a well-maintained lawn, and raised planters. A standout feature is the fully powered summer house, offering excellent versatility as a games room, home office, gym, or entertaining space. The garden also benefits from mature trees beyond the boundary, providing a wonderful sense of privacy and tranquillity.

Further benefits include a carport driveway and a detached garage, offering ample parking and storage.

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 Garage

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 E

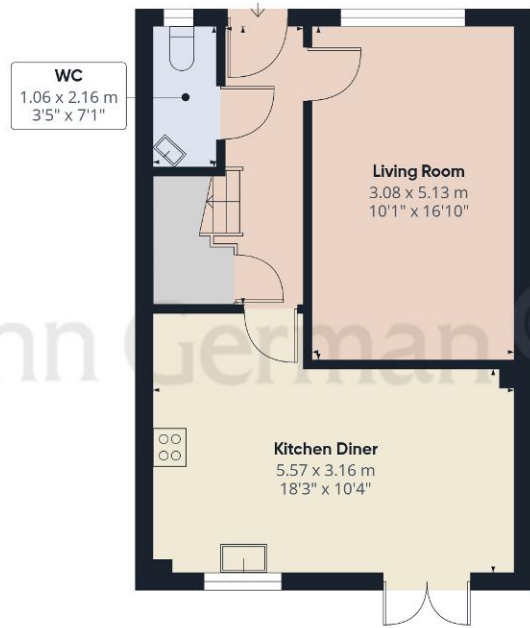
Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/20042026

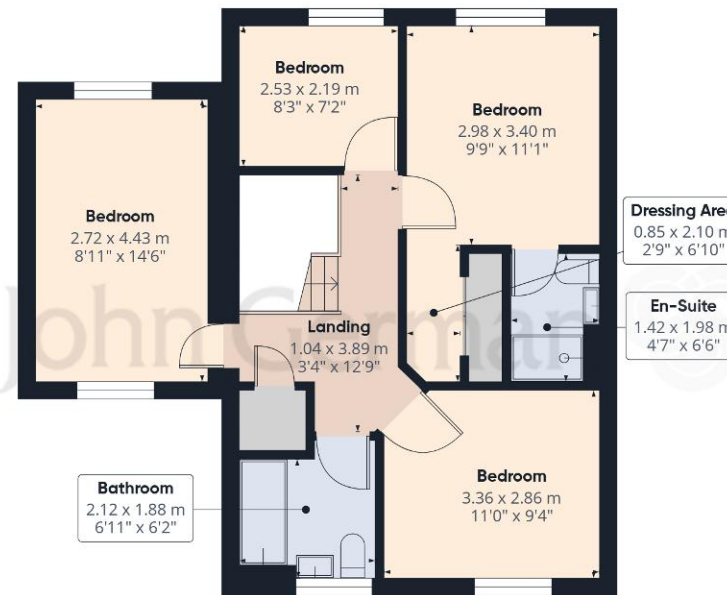
We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AML ID verification and proof / source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use the Checkboard app to complete the necessary 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.







Ground Floor Building 1



Floor 1 Building 1

Approximate total area⁽¹⁾

111.9 m²

1205 ft²



Ground Floor Building 2

(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.

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		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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