

Osbourne Gardens

Burton-on-Trent, DE15 0JZ

John German



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Offers in Excess of £475,000

This elegantly styled detached home in a lovely established location off a private drive serving three bespoke homes is ideal for a large family with the flexibility of five spacious bedrooms, two ensembles including an air conditioned master, large drive, garage & gardens side & rear.

Located off a private drive serving three bespoke modern homes, set in a lovely established location with schools for all ages close by and within easy reach of shops, pubs and amenities along with the town centre and train station, together with riverside walks.

Set behind a generous blocked paved driveway leading to the garage with a lawned front garden. The hall provides a welcoming entrance with stairs and doors leading off including a useful internal door to the garage and a handy coat/shoe cupboard. Off the hallway is also a cloakroom with WC and wash basin, benefitting from underfloor heating.

The dining room with views to front is an ideal room for families and could also be used as a second sitting room or home office. The lounge is to the rear with a fireplace and French doors opening out to gardens.

There is a stylish quality breakfast kitchen fitted with a range of units together with a breakfast bar, a great space to entertain with integrated appliances including a double oven, hob, dishwasher and fridge/freezer. There is a window framing garden views and a useful separate utility room with fitted units, additional appliance space and a door to side. The kitchen and utility also have the benefit of underfloor heating.

The landing has door off to four bedrooms and a modernised family shower room.

The original master now makes for a superb second bedroom with built-in wardrobes and an ensuite shower room. Bedrooms three and four both with quality Sharps fitted wardrobes and furniture, and bedroom five a comfortable single again with Sharps fitted furniture.

Owned from new it is the first time this property is available to purchase, with the current owner adding a superb air conditioned master bedroom in a loft conversion with skylights, Sharps fitted furniture an ensuite shower room and separate study area.

Outside: There is a lovely side walled garden with a character feel ideal for a breakfast outside, good size split level gardens to rear with a large paved terrace ready for garden furniture with steps up to shaped lawns and with outside lighting making the gardens a fab space to enjoy in the evening. There is a tall bespoke shed and workshop offering ideal hobby space.

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

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: JGA08092026

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.







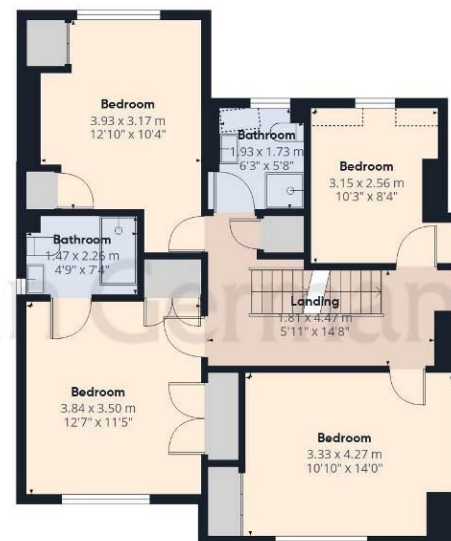


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Ground Floor



Floor 1



Floor 2



Approximate total area⁽¹⁾

167 m²

1800 ft²

Reduced headroom

10 m²

108 ft²

(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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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.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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