

# Morley Close

Stapenhill, Burton-on-Trent, DE15 9EW

John   
German





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£335,000

A lovely detached family home in a delightful cul de sac position featuring a well arranged layout including two good sized reception rooms, plus kitchen/diner, utility, four good sized bedrooms with double width drive, garage and gardens.



Situated on the popular Brizlincote Valley development, built by William Davis Homes in the early 2000's is this impressive detached home, ideal for the family buy with schools for all ages close by. There is a Tesco store in easy walking distance, plenty of walks around and being just a few minutes drive away from Burton on Trent town centre.

Set behind a double width driveway providing ample off road parking and access to the integral garage with an up and over front entrance door. There is a lawned front garden with borders and a magnolia tree.

The open storm porch gives access to a good sized reception hallway with practical wood effect floor, staircase off to first floor, useful understairs storage cupboard and doors leading off.

There is a light and spacious lounge with bay window framing views to front and fire surround providing the focal point. Double doors open into the separate dining room, currently used as a second TV/games room with French doors opening out to the rear gardens.

At the heart of the house there is a well appointed dining kitchen, equipped with a range of base and eye level units with worksurfaces over, integrated double oven, hob, extractor hood, fridge and dishwasher. There is space for a dining or breakfast table, window framing views across rear gardens and door off to a useful utility room with additional appliance space, recently upgraded gas central heating boiler and door out to the rear garden.

Completing the ground floor accommodation is the guest WC with closed cupboard WC and wash hand basin.

To the first floor, with airing cupboard, doors lead off to four good sized bedrooms. The master is a particularly impressive double with the benefit of built in wardrobes providing plenty of storage, window framing views to front and an en suite shower room with shower cubicle, pedestal wash hand basin and WC.

Bedrooms two and three have windows framing views across rear gardens while bedroom four looks out to front. All three of these bedrooms share a well appointed refitted bathroom with panelled bath with mixer shower attachment and shower screen, pedestal wash hand basin and WC set in vanity unit.

Gardens to rear have paved terrace and largely laid to lawn with side entrance via gate.

**Tenure:** Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

**Services:** Mains water, drainage, electricity and gas are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)  
[www.eaststaffsbc.gov.uk](http://www.eaststaffsbc.gov.uk)

**Our Ref:** JGA/06042023 **Local Authority/Tax Band:** East Staffordshire Borough Council / Tax Band E





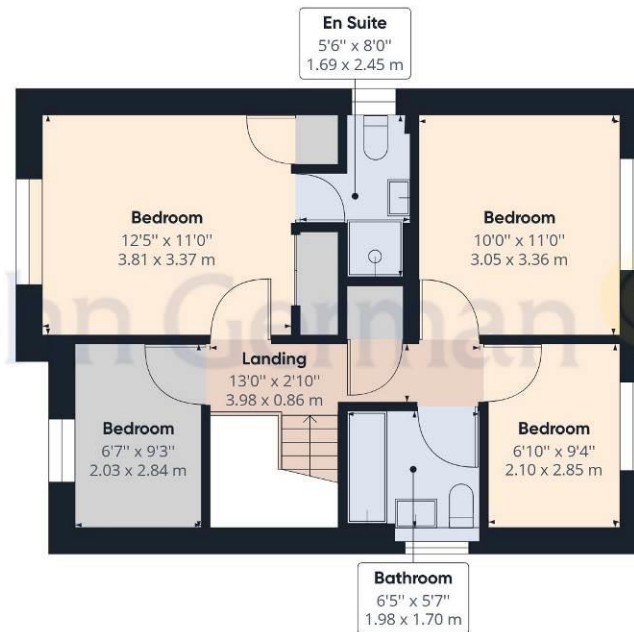


**Ground Floor**

**Approximate total area<sup>(1)</sup>**

1295.14 ft<sup>2</sup>

120.32 m<sup>2</sup>



**Floor 1**

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

**GIRAFFE360**



### Agents' Notes

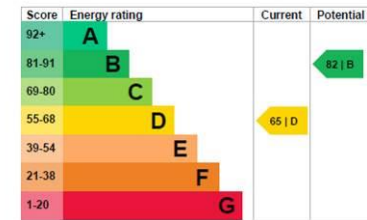
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### Referral Fees

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