

Grasmere Close

Stapenhill, Burton-on-Trent, DE15 9DS

John German





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£295,000

An extended family home with accommodation including two reception rooms, conservatory, breakfast kitchen, utility, huge master with en suite, garage, drive and gardens.



Situated on the popular Brizincote Valley is this superb detached family home that has been extended to offer plenty of space. It is handy for schools of all ages together and within walking distance of a Tesco Express.

Step inside the hall with stairs to the first floor and doors leading off. The light and spacious lounge has a focal fireplace and bay window overlooking the front. An arch opens to the dining room that in turn has patio doors to a good sized conservatory overlooking the rear garden.

At the heart of the house is a well appointed breakfast kitchen equipped with a range of base and eye level units with work surfaces over and a breakfast bar. There is an integrated dishwasher, double oven, hob and extractor together with space for further appliances. A window overlooks the rear and a door leads to the utility room with base units, additional appliance space and an outer rear door.

Completing the ground floor is a guest's cloakroom having a WC and wash basin plus plenty of space for coats and shoes.

On the first floor the master is an impressive size with fitted wardrobes and a large alcove ideal for a dressing area or desk. It also has its own en suite shower room.

The three further bedrooms share the family bathroom having a three piece suite.

There are tiered gardens to the rear starting with a paved patio with steps up to a lawn having a raised patio and further top lawn surrounded by planted display borders and private conifer screening. Side access leads to the front that has a lawned garden and adjacent block paved driveway providing ample off road parking giving access to the garage.

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.

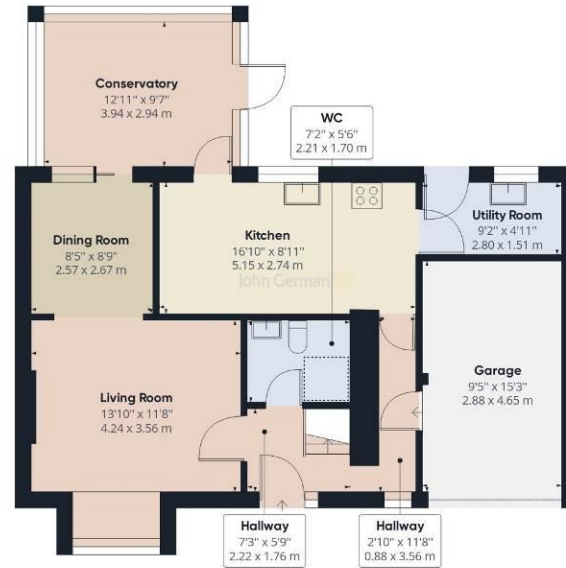
Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/31052023

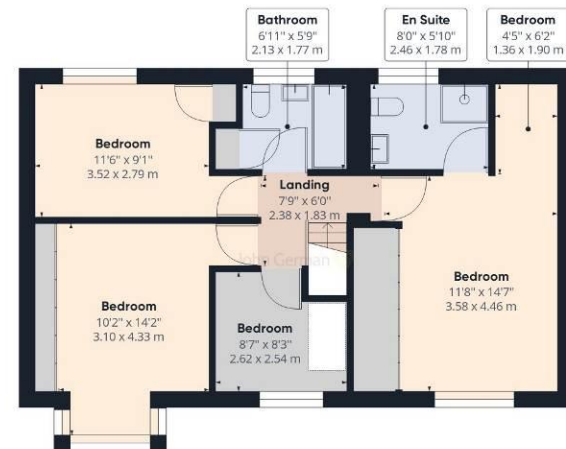
Local Authority/Tax Band: East Staffordshire Borough Council / Tax Band







Ground Floor



Floor 1

Approximate total area⁽¹⁾

1568.44 ft²

145.71 m²

Reduced headroom

8.51 ft²

0.79 m²

(1) Excluding balconies and terraces

 Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes 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		
81-91	B		85 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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