

# Clematis Crescent

Stapenhill, Burton-on-Trent, DE15 9FF



A lovely detached home enjoying a cul de sac position with an immaculately presented layout. Highlights include two reception rooms, smart fitted kitchen with integrated appliances, three bedrooms, shower room, large driveway, garage and garden.

Offers in region of £265,000

John German

Situated in a popular location, handy for the schools for all ages in walking distance and being just a few minutes drive away from Burton-on-Trent town centre, is this immaculately presented detached home.

The house is ready to move into, enjoying a lovely cul de sac position set behind a good expanse of driveway which is block paved with shaped lawns and an up and over door opening into the garage, with a side gate leading around to the rear.

The front entrance door opens into the hallway with staircase off to first floor and door opening into a good size lounge with window framing views to front. A door opens into a separate dining room with window framing views across the rear garden. From here, an archway opens into the highlight of the ground floor which is a superb, quality fitted kitchen equipped with a range of base and eye level units with work surfaces over, integrated eye level double oven, induction hob and extractor hood, microwave, integrated fridge freezer and washing machine. There are spotlights and a window and door opening out to the rear garden where there is a good size paved terrace, ideal for outside dining, and shaped lawns. A lovely level garden and so perfect for the children to enjoy.

To the first floor, the landing with window to side, has doors leading off to three bedrooms. The master is a particularly impressive double, newly decorated and freshly carpeted with window framing views to rear.

Bedroom two is also a generous double with fitted wardrobes providing plenty of storage and a further bridge of units over the bed space with window framing views to front.

Bedroom three, also freshly decorated and newly carpeted has fitted mirrored wardrobes providing plenty of storage across one wall and window framing views to front.

The shower room is fitted with a modern suite comprising fitted vanity unit with inset wash basin and WC, cupboards providing useful storage, shower cubicle, tiled floor, part tiled walls and towel rail/radiator.

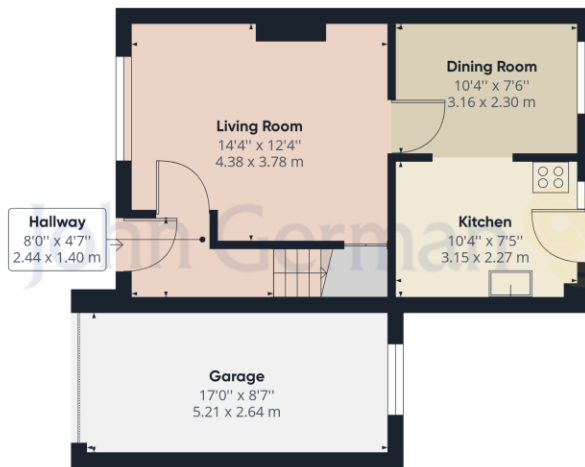
**Tenure:** Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

**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.

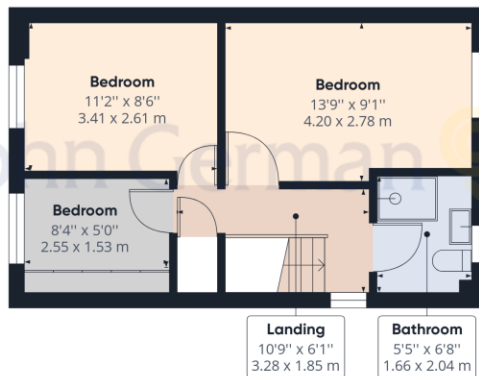
**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)  
[www.eaststffsbc.gov.uk](http://www.eaststffsbc.gov.uk)

**Our Ref:** JGA/01082023

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



Ground Floor



Floor 1

John German

**Approximate total area<sup>(1)</sup>**  
 881.39 ft<sup>2</sup>  
 81.88 m<sup>2</sup>

(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





Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		



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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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