

# Hazel Close

Burton-on-Trent, DE13 0UD



This well presented 4 bedroom 2 bathroom detached property is ready for its new owner. This tri level home is jam packed full of features including a large detached garage, spacious bedrooms and secure rear garden. The property is ideally located close to Queens hospital, local parks and has fantastic school catchment.

Offers in Excess of £300,000

John German 

Welcome to Hazel Close, this well presented 4 bedroom 2 bathroom detached property is ready for its new owner. This tri level home is jam packed full of features including a large detached garage, spacious bedrooms and secure rear garden. The property is ideally located close to Queens hospital, local parks and has fantastic school catchment.

As you pull up to the property you immediately notice the great parking options with the long driveway and separate garage.

Through the front door you enter into the main hallway where the downstairs cloakroom is.

The open plan kitchen/dining room is at the front of the home, the modern kitchen is well equipped with great storage options, workspace and a range of in built appliances. The dining room is incorporated into this space and is a lovely space to entertain.

The main lounge is at the rear of the home and overlooks the rear gardens, direct access is through large patio doors. The lounge is light filled and generous in size. It also benefits from neutral décor and is immaculately presented.

The first floor consists of three secondary bedrooms, two of them are very generous in size and will easily take double beds, the third would make an ideal office or children/s bedrooms. They are all

well decorated with features walls.

These bedrooms are serviced by a sparkling family bathroom consisting of WC, sink with storage and large bath with over head shower.

The master suite is located on the top floor, this extra large bedroom has built in wardrobes and luxury ensuite with a large shower, sink and WC.

The rear gardens are immaculate and consist of a paved patio, Astro turf, decked area with an in built sand pit.

**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)


**Our Ref:** JGA16102023

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







John German 



Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

 OnTheMarket

 rightmove

 RICS

 arla  
propertymark  
PROTECTED

 naea  
propertymark  
PROTECTED

 The Property  
Ombudsman

 tsj  
APPROVED CODE  
TRADING STANDARDS.UK

John German  
129 New Street, Burton-On-Trent, Staffordshire, DE14  
3QW

01283 512244  
burton@johngerman.co.uk

#### 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.

Ashbourne | Ashby de la Zouch | Barton under Needwood  
Burton upon Trent | Derby | East Leake | Lichfield  
Loughborough | Stafford | Uttoxeter

**JohnGerman.co.uk** Sales and Lettings Agent