

Cameron Close  
Burton-on-Trent, DE15 9GT

John German









# Cameron Close

Burton-on-Trent, DE15 9GT

£320,000

**This well presented 4 bedroom 3 bathroom detached property is proudly perched in a quiet cul de sac in Brizlincote Valley. With multiple reception rooms and a large rear garden - this property is the ultimate family home and is ready for its new owners.**





The property is located within walking distance of a local Tesco Express and in close proximity to local parks, schools and great transport links.

As you pull up to the property you will notice the off road parking at the front of the property. Through the main door you enter the main entrance hall where there is a conveniently located guest's cloakroom off.

The open plan kitchen/dining room is on the right hand side and is well appointed with great storage options, work space and an array of appliances. There is also a casual dining area which makes a great spot for entertaining.

The rear gardens are accessed off the kitchen area and have a large decked area, lawn, and garden beds. There is also a small storage area built down the side of the home.

To the left of the hall you will see three separate living spaces, the first would be ideally suited to a dedicated lounge and benefits from a bay window and feature fireplace. It flows through to the next reception room also with a bay window, this room would make an ideal dining room or family room. From here a door opens to the third room that could be used as an ideal office, snug or playroom.

The first floor has three secondary bedrooms and a master suite. One of the secondary bedrooms makes an ideal guest suite which has its own en suite shower room. The two other secondary bedrooms are both generous in size with one easily taking a double bed and the other more suited to a children's bedroom. They are serviced by a family bathroom which includes shower, sink, WC and feature tiling.

The master bedroom is absolutely massive, easily big enough for built in wardrobes. The bedroom also has an open en suite with a stand alone bath and sink.

**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.eaststaffs.gov.uk](http://www.eaststaffs.gov.uk)

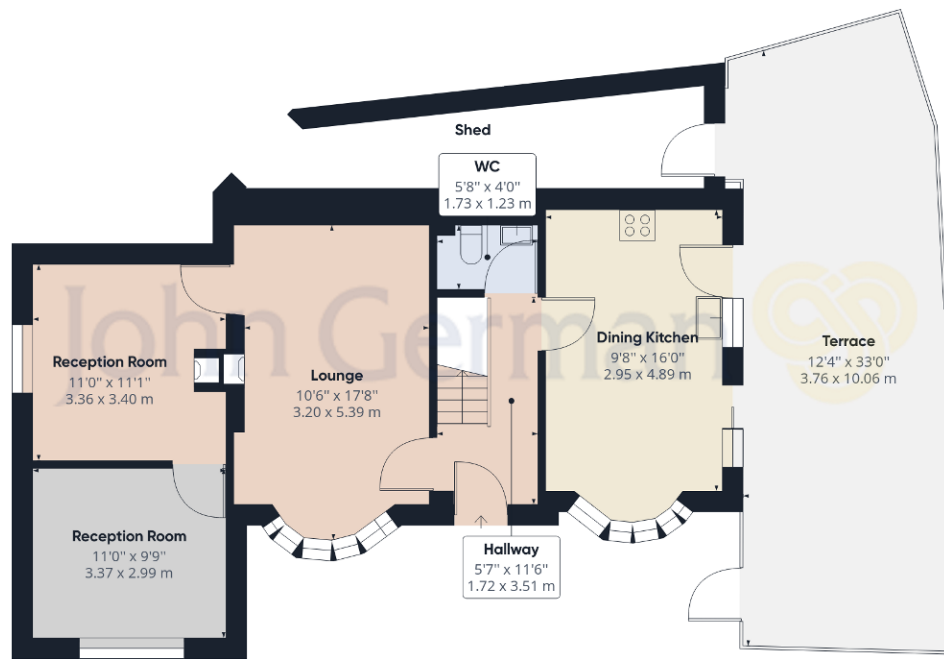
**Our Ref:** JGA/26102023

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







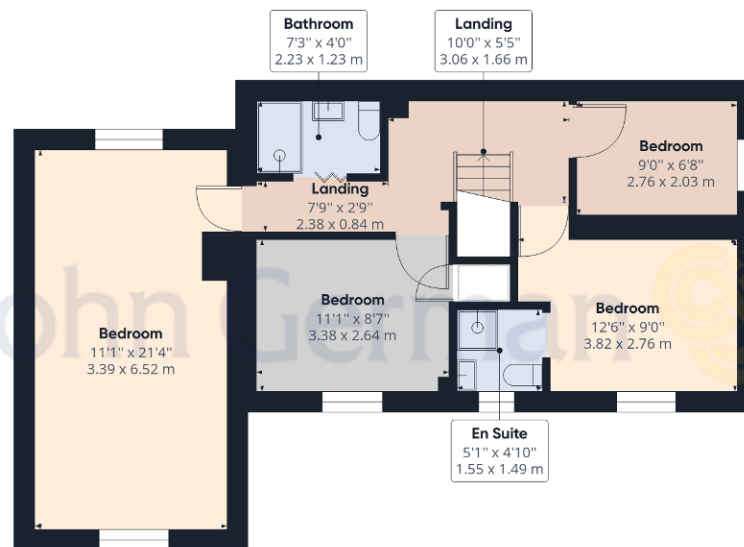


Ground Floor

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

1308.23 ft<sup>2</sup>

121.54 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.

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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		83 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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