

Clay Street

Stapenhill, Burton-on-Trent, DE15 9BE



Nestled in the heart of Burton, this charming home on Clay Street offers a perfect blend of traditional elegance and modern comfort. With spacious living areas, a contemporary kitchen, and beautifully landscaped gardens, it's an ideal family haven close to local amenities and transport links.

£250,000

John German

This beautifully presented home on Clay Street, Burton, offers an inviting blend of comfort and practicality, making it the perfect choice for families or professionals seeking a convenient lifestyle.

As you step through the front door, you are welcomed into a bright hallway that leads to a generously sized living room, ideal for cosy evenings or entertaining guests. The heart of the home is the expansive kitchen/diner which has been recently extended by the current owners and modernised throughout. The kitchen/diner boasts ample space for dining and cooking, making it a true focal point for family gatherings. With bi fold doors leading to the rear garden and sky lights flooding the room with light. You can also find a convenient WC located off the kitchen.

The first floor comprises two spacious bedrooms and a well-appointed bathroom. The master bedroom offers a peaceful retreat with ample space for storage. The second bedroom is perfect for guests or as a home office. The modern bathroom is equipped with contemporary fittings and finishes, including walk in shower, low level flush WC and wash hand basin.

Step outside into the beautifully landscaped garden, an ideal extension of the living space. This well-maintained outdoor area offers a perfect blend of relaxation and functionality. At the rear of the property, you'll find a spacious patio area, perfect for entertaining guests. Beyond the patio, the garden steps up to a second tier, with a lush, well-kept lawn bordered by neat flower beds. The top tier is then a decked area, featuring additional seating areas that offer an elevated perspective, perfect for enjoying the evening sun. To the front of the home, you will find space for off road parking on the driveway.

Clay Street is located in Stapenhill, a short drive away from Burton town centre. For families, the area is served by reputable schools and nurseries, including The Violet Way Academy, Paulet High School & Edge Hill Academy.

Additionally, Clay Street enjoys close proximity to green spaces and parks, perfect for leisurely walks, outdoor activities, and family outings. Transport links are excellent, with regular bus services and easy access to major road networks, including the A38 and A511, facilitating smooth commutes to neighbouring towns and cities. Burton's railway station is also conveniently located, offering direct train services to Birmingham, Derby, and beyond.

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

Property construction: Standard

Parking: Drive

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Gas

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: See Ofcom link for speed: <https://checker.ofcom.org.uk/>

Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

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

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

Our Ref: JGA/18072024

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