

# Chatfield Close

Stapenhill, Burton-on-Trent, DE15 9AJ

John German



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£450,000

**\*\* MUST VIEW \*\***

Nestled in a peaceful cul-de-sac on Chatfield Close is this beautifully extended four-bedroom detached family home. This stunning property offers modern open-plan living, versatile spaces and a private garden, perfect for contemporary family life.

John German 



Welcome to Chatfield Close and this beautifully extended four-bedroom detached home, ideal for family living. Situated in a quiet cul-de-sac within a sought-after residential area, this property offers both style and functionality, making it the perfect choice for a growing family.

Situated in the desirable area of Stapenhill, Chatfield Close offers an exceptional location for families. The property is within easy reach of well-regarded local schools, making it a great choice for those with children. Nearby, you'll find a variety of local amenities including shops, cafes, and parks, ensuring that daily essentials and leisure activities are always close to hand. For commuters, the property is conveniently located with excellent transport links. The A38 and A444 are easily accessible, providing direct routes to nearby towns and cities, including Burton upon Trent and Derby. Public transport options are also readily available, with regular bus services connecting you to surrounding areas.

The ground floor showcases a thoughtfully designed rear extension which has transformed the property into a modern haven. The heart of the home is the stunning open-plan kitchen and living area featuring contemporary finishes and ample space for both relaxing and entertaining. The kitchen offers a range of appliances which include integrated fridge / freezer, integrated dishwasher, double eye level oven, induction hob with cooker hood above, central breakfast island and many more. The room is flooded with natural light via the expansive bi fold doors and sky lights. This impressive space seamlessly connects to the rest of the home, offering a perfect setting for entertaining guests.

A separate, dual aspect living room is located at the front of the house providing a cosy space while an additional playroom offers a versatile space that can be tailored to suit your needs.

To finish the ground floor living, this home also enjoys a convenient utility room and a downstairs WC.

Upstairs, the property continues to impress with four generously sized bedrooms. The master bedroom benefits from an en-suite which is fitted with a shower enclosure, wash hand basin and low level flush WC.

The remaining bedrooms are served by a well-appointed family bathroom comprising a bath with shower above, wash hand basin and low level WC. The landing is such a generous size that the current sellers have made a study space.

The property boasts both beautiful front and rear gardens. To the front a block paved driveway provides ample off road parking with space for at least four cars. To the side of the driveway is a lawned area.

The rear garden provides a serene and private outdoor space with a high tree line offering a natural backdrop. This lush greenery not only enhances the sense of seclusion but also creates a peaceful environment, perfect for relaxing or entertaining. As you step outside from the bi fold doors off the kitchen, you are greeted by a brilliant space for garden furniture which is porcelain tiled and has a glass balustrade balcony looking over the remaining garden space. The steps then lead to a further lawned area. The garden's tranquil setting offers the perfect escape from the hustle and bustle of everyday life.

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

**Please note:** It is quite common for some properties to have a Ring doorbell and internal recording devices.

**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:** Fibre

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 E

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

**Our Ref:** JG22082024

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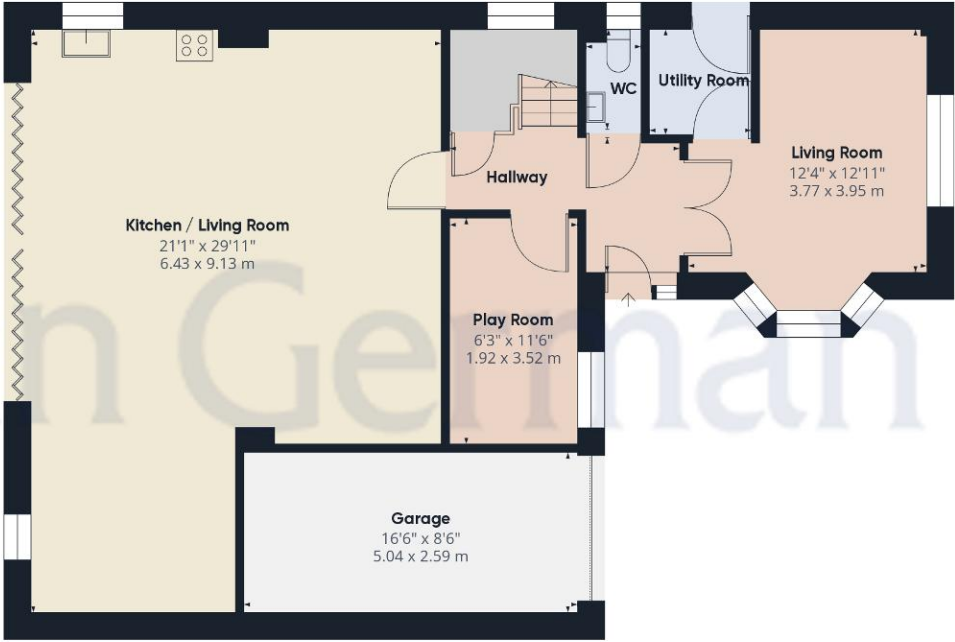




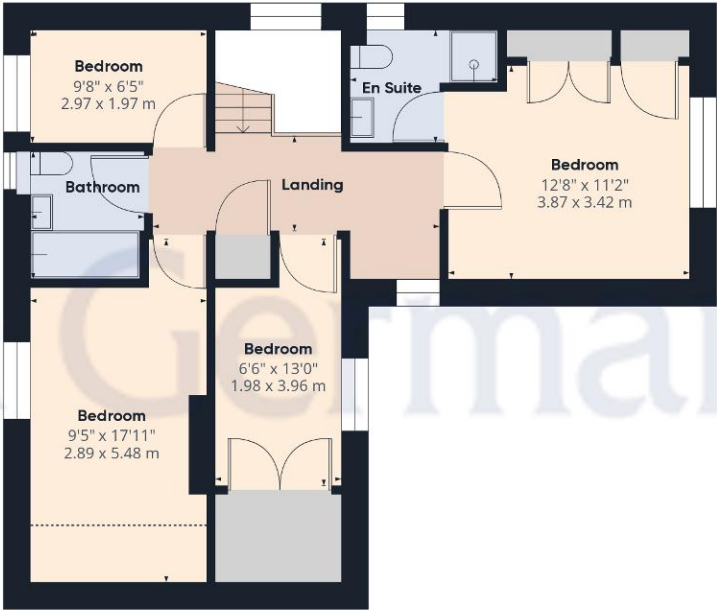








Ground Floor



Floor 1

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

1703.71 ft<sup>2</sup>

158.28 m<sup>2</sup>

**Reduced headroom**

26.8 ft<sup>2</sup>

2.49 m<sup>2</sup>

(1) Excluding balconies and terraces

**Reduced headroom**

..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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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		82 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



John German

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

01283 512244

burton@johngerman.co.uk

Ashbourne | Ashby de la Zouch | Barton under Needwood  
Burton upon Trent | Derby | East Leake | Lichfield  
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JohnGerman.co.uk Sales and Lettings Agent





