

Clay Street

Burton-on-Trent, DE15 9BG

John  
German





# Clay Street

Burton-on-Trent, DE15 9BG

£285,000

A lovely bungalow set in an established residential location on a fantastic garden plot enjoying a southerly aspect to rear with highlights including lounge, conservatory, breakfast kitchen, three bedrooms, shower room, gated drive and garage.



Situated in a popular and established residential location is this lovely detached bungalow standing on a fabulous garden plot enjoying a southerly rear aspect. It is conveniently placed for a range of amenities including shops, doctors, pharmacy, riverside walks in Stapenhill Gardens and being just a short drive away from Burton's town centre.

A front entrance door opens into the hall having doors leading off. The lounge is located at the rear of the home with a focal point fireplace and French doors opening into a lovely conservatory, a perfect place to relax and enjoy views over the rear garden.

The kitchen is equipped with a range of base and eye level units with work surfaces over, a range style cooker plus space for further appliances. A window and door overlook and give access to the rear garden.

The property has three bedrooms, two facing the front and one to the side which could be utilised as an additional sitting room, dining room or study if required. These are served by the shower room that has a shower cubicle, fitted vanity unit with inset wash hand basin and concealed cistern WC plus a window to the side.

The rear garden is a highlight of the home due to its southerly aspect, having a paved terrace ideal for outdoor dining with a generous lawn beyond surrounded by established display borders. Side access leads to the front where there is an expansive driveway providing off road parking and a single detached garage.

**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:** Brick

**Parking:** Drive

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:** Mains

**Heating:** Mains 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/>

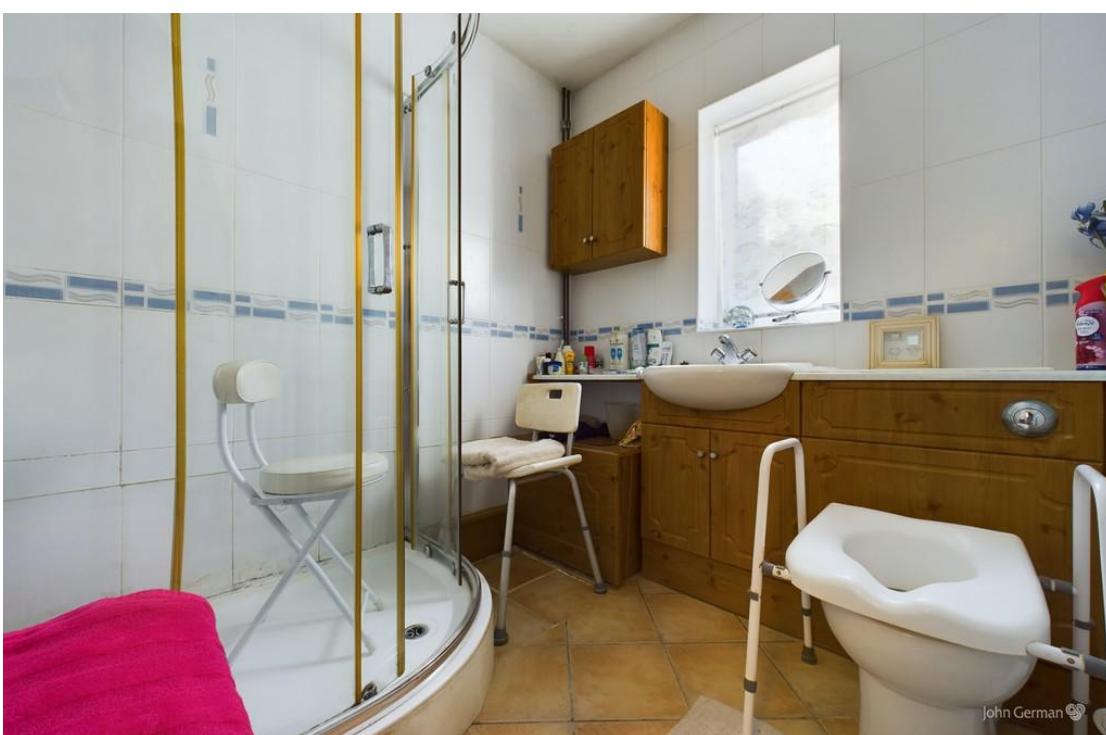
**Local Authority/Tax Band:** East Staffordshire Borough Council / Tax Band C

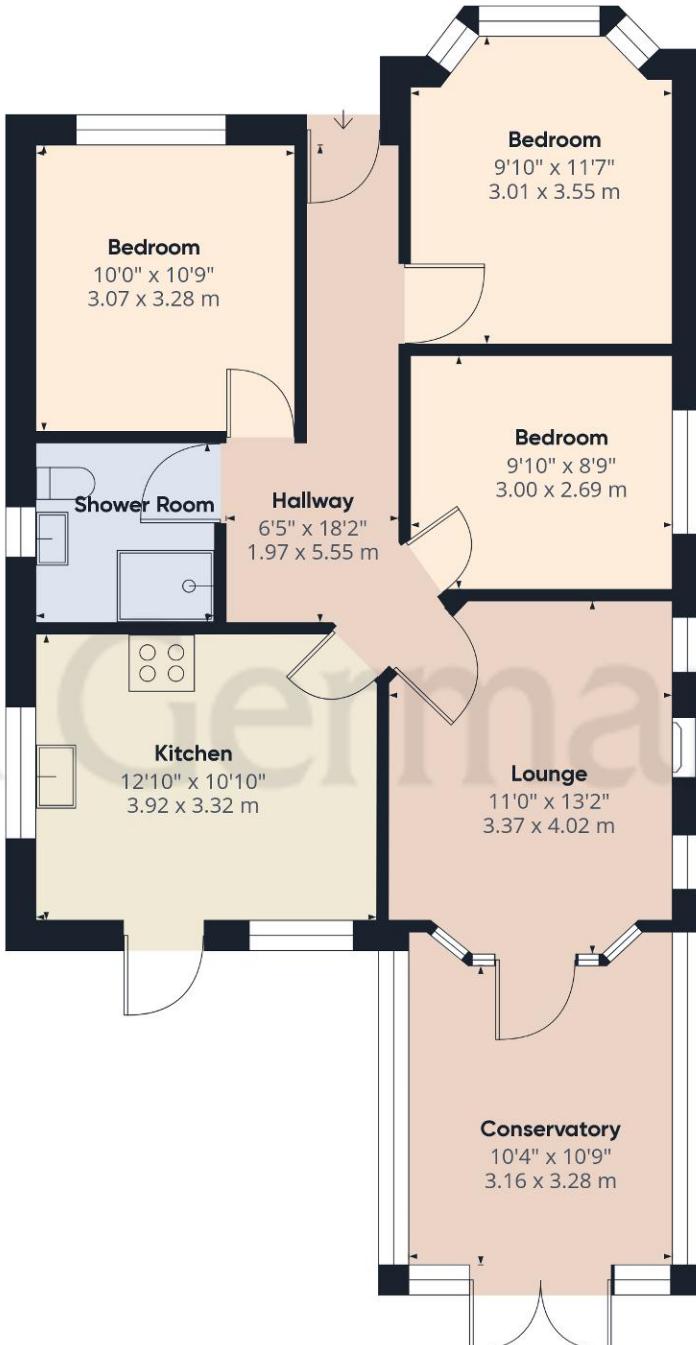
**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

**Our Ref:** JGA/27112024

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

850.46 ft<sup>2</sup>  
79.01 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.

Calculations are based on RICS IPMS 3C standard.

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#### Agents' Notes

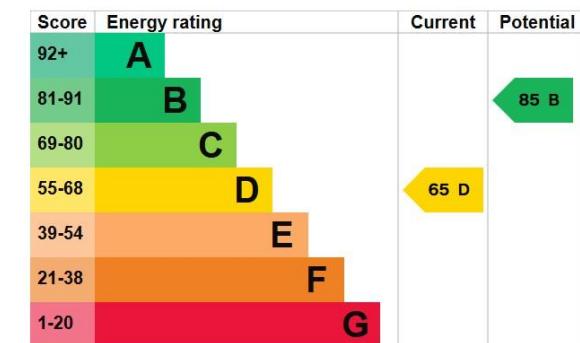
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#### Referral Fees

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**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.



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