

Ivy Lodge Close

Burton-on-Trent, DE15 9RD



Offered for sale with NO ONWARD CHAIN and boasting a generous sized plot is this detached family home on Ivy Lodge Close. Located on a popular cul de sac in Stapenhill and benefitting from a detached double garage and a HUGE rear garden.

£275,000

John German 

This beautiful home is located on a fantastic size plot with a well-designed layout, ideal for family living. It is in a popular location handy for schools of all ages, a Tesco convenience store is in walking distance and only a short drive away from Burton town centre.

To the front of the property, there is a brilliant sized block paved driveway, which gives off road parking for multiple vehicles. The front garden also hosts a detached double garage, which is equipped with power and lighting and accessed via up and over door to the front. The garage can also be accessed by a side door.

The home opens into an entrance hallway with a convenient W/C off to the side.

Moving through, you'll find a spacious living room that spans the length of the home. Patio doors at the rear provide access to the garden.

To the back of the property, the open plan layout gives access to the kitchen. The modern fitted kitchen features matching wall and base units, eye level electric oven, induction hob with cooker hood above, stainless steel sink and drainer, space for fridge freezer and plumbing for washing machine.

To the first floor, the home offers three generous sized bedrooms, two of which can comfortably fit a double bed.

All three of the bedrooms share a family bathroom, which includes a bath with mixer taps and shower above, wash hand basin and W/C.

One of the standout features of this home is the generous rear garden. It boasts a spacious decking area, perfect for outdoor furniture, with steps leading down to an expansive lawn. The garden is fully enclosed with wooden fencing, ensuring privacy and seclusion.

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 & double garage

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
www.eaststaffsbc.gov.uk

Our Ref: JGA/11032025

The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, 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. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.

We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AML ID verification and proof / source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use the Checkboard app to complete the necessary checks, this is not a credit check and therefore will have no effect on your credit history. With effect from 1st March 2025 a non-refundable compliance fee of £30.00 inc. VAT per buyer / donor will be required to be paid in advance when an offer is agreed and prior to a sales memorandum being issued.







John German 



John German 

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

 OnTheMarket

 rightmove

 RICS

 arta
propertymark
PROTECTED

 naea
propertymark
PROTECTED

 The Property
Ombudsman

 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