

Clifton Way

Burton-on-Trent, DE15 9DW

John
German





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£390,000

Located in the heart of Brizlincote Valley is this EXECUTIVE four-bedroom detached home on Clifton Way. Beautifully tucked away down a private driveway, with a gated driveway and double garage. This is a brilliant example of a family home in a popular location.



Situated on the ever-popular Brizlincote Valley, Clifton Way enjoys a prime position close to shops, cafes, and supermarkets. Families benefit from nearby well-regarded schools, while excellent transport links via the A38, A444, and regular bus services make commuting easy to Burton, Derby, and beyond.

The home is accessed at the bottom of a private driveway, off Clifton Way. Double gates lead to the spacious driveway which provides off road parking for multiple vehicles. One of the many stand out features of this home is the double garage. The garage is accessed by up and over doors to the front and is equipped with power and lighting throughout.

An entrance porchway leads onto the inner hallway. The hall way has stairs leading to the first floor and gives access to the main living areas of the home and the downstairs w/c. To the right of the hallway, you will find the spacious living room with a bay window to front. The kitchen and utility are at the rear of the property. The kitchen features matching wall and base units with worktops over, base level oven, gas hob with cooker hood above, stainless steel sink and drainer and space for under countertop fridge. The utility houses the recently fitted combi boiler, plumbing for washing machine, stainless steel sink and drainer and has a side door. Adjacent to the kitchen is a separate dining room which leads onto the conservatory. The conservatory is very versatile in its use and gives access to the rear garden.

Upstairs, the home continues to impress with four generously sized bedrooms. The master bedroom enjoys an en suite, which comprises of a shower enclosure, wash hand basin and low-level flush w/c. The other three bedrooms are then served with a family bathroom. The family bathroom is a fitted with a bath tub with mixer taps, wash hand basin and low-level flush w/c.

The rear garden features an expansive patio space for outdoor furniture, alongside a further lawn with mature trees and shrubs to the back of the garden. The garden is secured with wooden fencing to the perimeter of the boundary.

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: Traditional

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 E

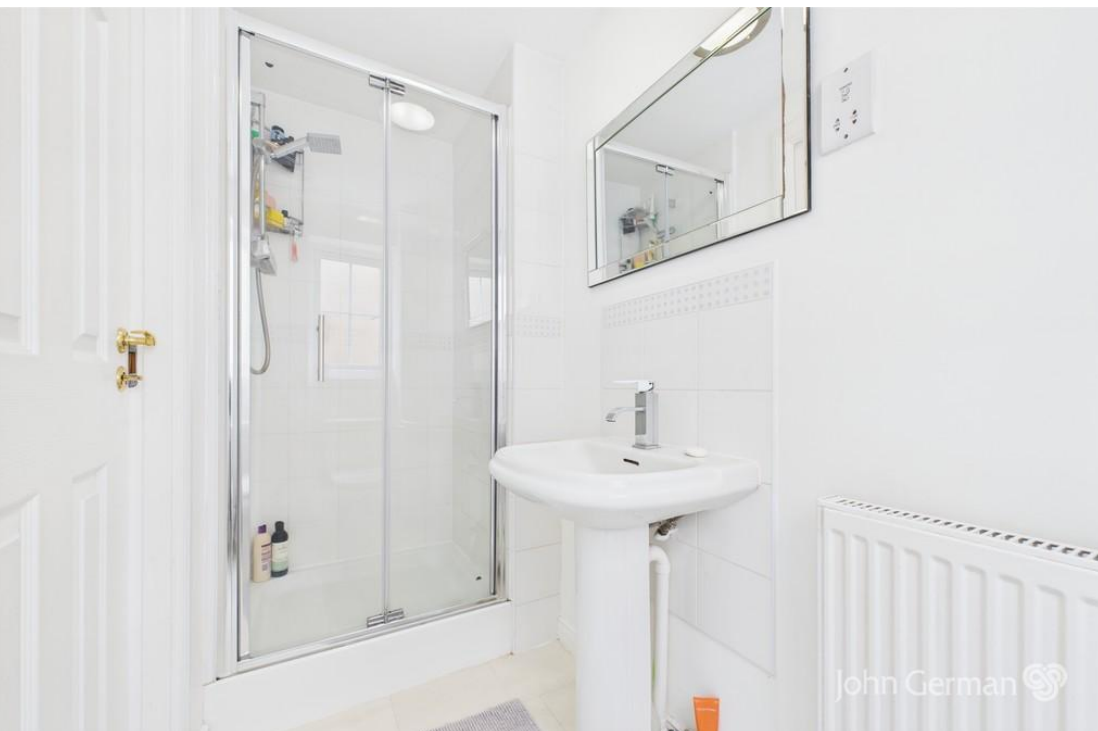
Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/15052025

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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.





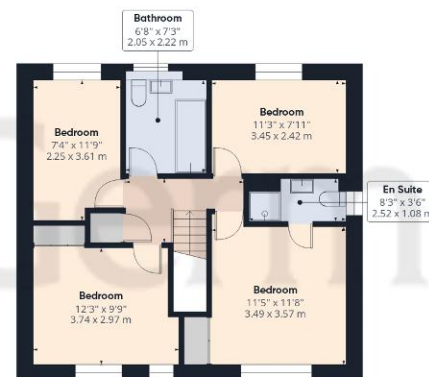


Ground Floor

Approximate total area⁽¹⁾

1582 ft²

147 m²



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.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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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	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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