

The Cloisters

Stapenhill, Burton-on-Trent, DE15 9AH



A beautifully renovated two-bedroom end-terraced home, perfectly positioned within the peaceful cul-de-sac of The Cloisters in Stapenhill, Burton-on-Trent. Offering stylish interiors, generous living spaces and a move-in-ready finish, this property is ideal for first-time buyers, downsizers, or anyone seeking a modern home in a convenient and well-connected location.

£195,000

John German

Upon entering the property, you are welcomed into a bright and inviting front living room, enhanced by a striking feature-panelled wall and an open staircase that adds character and a sense of space. Tucked neatly beneath the stairs is a charming nook, ideal for additional furniture, decorative storage, or easily converted into a more enclosed storage area if desired.

The home opens into a fully modernised kitchen, thoughtfully upgraded with classic shaker-style wall and base units, contemporary tiled splashback, integrated oven, gas hob, extractor fan, and dedicated space for a washing machine and full-height fridge freezer. The far end of the kitchen provides a versatile space-perfect for a breakfast bar, coffee station, or the feature display the current owners enjoy for ingredients and small appliances. Flowing from the kitchen is the delightful sunroom, a light-filled space that works beautifully as a dining room, playroom, or garden-facing snug. With views over the rear garden, it offers an ideal setting for both relaxing and family life.

Upstairs, the main bedroom is a well-proportioned double that comfortably accommodates additional furniture and benefits from two fitted storage cupboards. The second bedroom provides flexible use as a comfortable single room, guest room, home office or dressing room, and enjoys a picturesque outlook towards the church at the rear. The family bathroom is finished to a high standard, featuring a shower cubicle, WC, hand wash basin and floor-to-ceiling tiling that ensures easy maintenance and a sleek, modern appearance. A heated towel radiator completes the space.

Outside, the rear garden offers a lovely combination of practicality and charm, with a raised lawn accessed via steps and a designated patio area perfect for outdoor dining or summer entertaining. The front of the property also benefits from a lawned garden and a lengthy driveway, providing excellent off-road parking.

This home enjoys an excellent position within Stapenhill, a highly sought-after residential area known for its strong community feel and abundance of amenities. Just a short walk away, you'll find everyday conveniences including supermarkets, local shops, cafés, healthcare services, and popular takeaways. Stapenhill's well-regarded schools make it especially appealing for families, while outdoor lovers will appreciate the renowned Stapenhill Gardens, riverside walks along the picturesque Burton Bridge to Ferry Bridge route, and multiple parks and green spaces dotted throughout the area. Excellent transport links provide straightforward access into Burton town centre, the A38 and further commuting routes.

Situated in a quiet residential pocket yet close to everything you need, this home effortlessly balances tranquillity with convenience. Being sold with no upward chain, it is ready for its next owners to simply move in and enjoy.

- 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:** 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 B
- Useful Websites:** www.gov.uk/government/organisations/environment-agency
- Our Ref:** JGA/27112025

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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 84 B |
| 69-80 | C | | |
| 55-68 | D | | |
| 39-54 | E | 52 E | |
| 21-38 | F | | |
| 1-20 | G | | |

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John German

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

01283 512244

burton@johngerman.co.uk

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