

# Chestnut Close

Burton-on-Trent, DE14 2FX

John German



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Asking Price Of £350,000

Situated within the desirable Chestnut Close, this beautifully presented four-bedroom detached residence enjoys a prominent position. Offering generous and versatile accommodation throughout, the property is perfectly suited to modern family living.

Upon entering, a welcoming hallway provides access to the principal ground floor rooms, along with a convenient cloakroom/WC and a useful storage cupboard ideal for coats and everyday essentials. The spacious living room is an elegant yet comfortable setting, enhanced by a contemporary media wall and French doors that open onto the rear garden, allowing natural light to flow through the space while creating an effortless connection between indoor and outdoor living.

An additional reception room, currently arranged as a playroom, provides excellent flexibility and could equally serve as a home office or snug depending on individual requirements.

The kitchen diner forms the heart of the home and has been thoughtfully designed with both practicality and style in mind. Offering a range of quality wall and base units with deep drawers, the kitchen is complemented by integrated appliances including a fridge freezer, eye-level double oven and dishwasher. A peninsula provides further storage and incorporates a gas hob with extractor above, while a double sink completes the well-appointed workspace. There is ample room for a family dining table, making this an ideal space for both everyday living and entertaining. A separate utility room sits just off the kitchen, providing additional storage and functionality.

To the first floor are four well-proportioned bedrooms. The principal bedroom is a generous double featuring fitted storage and a private en-suite shower room. The second bedroom is another spacious double with fitted wardrobes, while the third bedroom is a substantial single room that could comfortably accommodate a double bed if desired. The fourth bedroom is currently utilised as a study, making it well suited for home working or a nursery. The remaining bedrooms are served by a stylish family bathroom comprising a bath, separate shower cubicle, WC and wash basin.

Externally, the property is attractively positioned within its plot, allowing for a wraparound-style garden. A tandem driveway to the right-hand side provides off-road parking for up to three vehicles and leads to a detached garage. To the opposite side of the property there is additional garden space which could be adapted to create further parking if required.

The rear garden provides an inviting outdoor setting, featuring an initial patio area ideal for al fresco dining which leads onto a well-maintained lawn. To the side of the home is a low-maintenance, enclosed garden with artificial turf, currently arranged as a children's play area.

Chestnut Close is a highly regarded residential location within Burton-on-Trent, particularly popular with families due to its convenient access to well-regarded local schools, nearby green spaces and excellent commuter links. The property is also within easy reach of a range of everyday amenities, including shops, supermarkets and leisure facilities, as well as Queen's Hospital Burton. Burton town centre is just a short distance away, offering further retail, dining and transport connections.

Agents note: There is a communal space charge of £192.88 per annum

**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:** Driveway and Garage **Electricity supply:** Mains **Water supply:** Mains

**Sewerage:** Mains **Heating:** Mains 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)

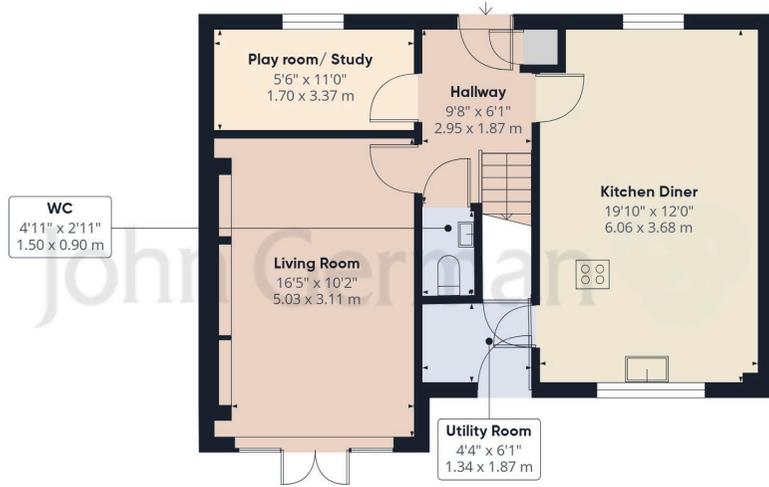
**Our Ref:** JGA17032026

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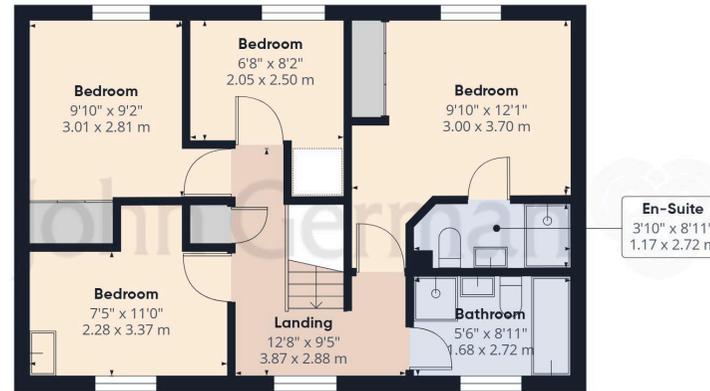
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Ground Floor Building 1



Floor 1 Building 1

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

1334 ft<sup>2</sup>

124 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Ground Floor Building 2



### 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		94 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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