

Clematis Crescent

Burton-on-Trent, DE15 9FF



This charming three-bedroom detached home is located in a popular residential area of Burton-on-Trent and is perfect for families or those looking for a well-proportioned home. Featuring a thoughtful layout and a spacious interior, the property offers a comfortable and practical living space.

No upward chain

£250,000



John German

Situated in a popular location, handy for the schools for all ages in walking distance and being just a few minutes drive away from Burton-on-Trent town centre, is this immaculately presented detached home.

The home boasts ample amount of living accommodation throughout. As you enter the property, you're greeted by a hallway which follows straight into the living room. The living room enjoys a bay window to front which floods the room with natural light and a door leading to the dining room. The dining room has patio doors that lead to the rear garden and an archway which takes you through to the kitchen. The kitchen is fitted with matching wall and base units base level electric oven, four ring hob and cooker hood above, plumbing for washing machine and window to view over the garden. To the first floor, this property boasts three generous sized bedrooms and a family shower room. The shower room comprises a shower enclosure, low level flush WC and wash hand basin.

To the front, this charming property enjoys off road parking for multiple vehicles, with space to expand the parking further and access to the garage. The garage can be accessed via the front through up and over doors or to the rear. The garage has lighting and power throughout, providing excellent storage or secure parking. The rear garden features a well-maintained lawn bordered by a variety of mature shrubs and vibrant plants. A paved patio provides an ideal spot for outdoor dining or relaxing, while a separate decked area adds additional space for seating. The garden is fully enclosed with fencing, ensuring privacy and security, making it perfect for both families and keen gardeners alike.

Clematis Crescent is situated in a desirable area of Burton-on-Trent, with a range of local amenities nearby. Families will benefit from good schools in the vicinity such as Blessed Robert Sutton Catholic Voluntary Academy, Paulet High School, The Violet Way Academy and many more.

The town centre is easily accessible, providing a variety of shops, restaurants, and entertainment options. Commuters will appreciate the proximity to major transport routes, including the A38 and A511, which offer convenient links to nearby cities such as Derby and Lichfield. This home offers the perfect blend of suburban living with easy access to urban conveniences.

- 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 & 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/02102024

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<p>Ground Floor</p>			
		<p>Approximate total area⁽¹⁾</p> <p>889.64 ft²</p> <p>82.65 m²</p>	
<p>Floor 1</p>			

(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.

GIRAFFE360





Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

OnTheMarket

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RICS

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The Property
Ombudsman

APPROVED CODE
TRADING STANDARDS UK

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Agents' Notes

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