

Lyndham Avenue

Burton-on-Trent, DE15 9BQ

John German



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£400,000

A stunning and unique family home offering the ultimate private retreat. Accessed via a secluded driveway, it features a detached garage, a beautifully finished interior, and breathtaking panoramic views of Burton—a fantastic opportunity for families seeking a spacious home.



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Lyndham Avenue is located in Stapenhill, a short drive away from Burton town centre. For families, the area is served by reputable schools and nurseries, including The Violet Way Academy, Paulet High School & Edge Hill Academy. Additionally, Clay Street enjoys close proximity to green spaces and parks, perfect for leisurely walks, outdoor activities and family outings. Transport links are excellent, with regular bus services and easy access to major road networks, including the A38 and A511, facilitating smooth commutes to neighbouring towns and cities. Burton's railway station is also conveniently located, offering direct train services to Birmingham, Derby and beyond.

The property is accessed between 16 and 18 Lyndham Avenue via a private driveway leading to its gated entrance. The driveway provides ample off-road parking and access to the detached garage, which features an electric roller door, power and lighting throughout. The garage is currently used by the seller as a workshop and is an ideal space for storage. The home enjoys a sizeable front garden, which is mainly laid to lawn. A block paved pathway leads to the front door.

The front door then opens up to the open hallway with a gallery style landing over and allows access to the main living areas of the property. The main living room is situated at the front of the property, offering stunning panoramic views over Burton. This cosy space is perfect for relaxation, featuring a charming log burner that adds warmth and character to the room. Following on, the home enjoys two brilliant size bedrooms to the ground floor, both are located at the rear of the property. The bedrooms are versatile in their use and alternatively could be used as a home office, playroom, separate living room etc. The two bedrooms share a modern fitted bathroom which features a shower over the bath, w/c and wash hand basin. The fitted kitchen/diner runs the entire length of the home and is a brilliant space to entertain. The kitchen is located to the front of the property and once again enjoys the beautiful views of Burton. The kitchen features a matching wall and base units, eye level oven, induction hob with cooker hood above, ceramic sink and drainer, integrated dishwasher, integrated fridge freezer and a door to the side giving access to the rear garden.

One of the real showstoppers of this home is the bedroom space to the first floor. Accessed from stairs off the hallway, the bedroom enjoys an open space which is a generous size, allowing plenty of room for a king size bed and ample bedroom furniture, Velux windows which give the most wonderful views. The master bedroom has its own en suite, which enjoys a walk in shower, w/c and wash hand basin.

To complete this fantastic home, the property boasts a wonderful rear garden, mainly laid to lawn and enjoying excellent privacy with no overlooking neighbours. Steps lead to a well-sized lawn and a spacious patio area, perfect for outdoor furniture.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Please note: We understand there are two separate titles, please speak to the office for further information. 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:** Central heating by electric boiler. (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 D

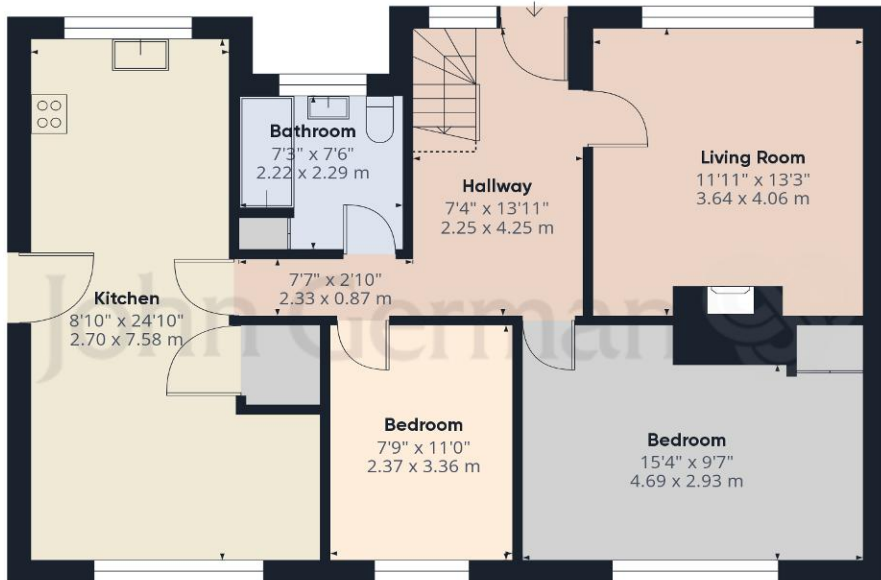
Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/19022025

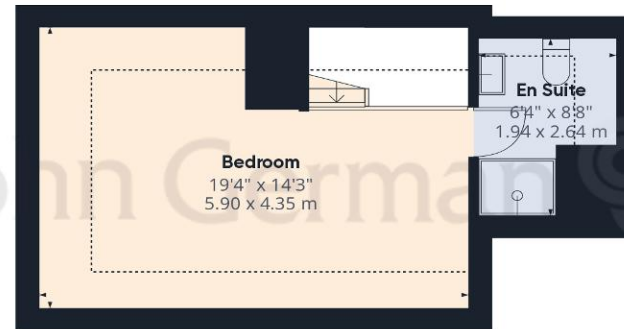
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Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

1372.41 ft²

127.5 m²

Reduced headroom

111.1 ft²

10.32 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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

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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 | | |
| 69-80 | C | | |
| 55-68 | D | | 67 D |
| 39-54 | E | 43 E | |
| 21-38 | F | | |
| 1-20 | G | | |



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