

Latham Close

Burton-on-Trent, DE15 9GL

John
German





Latham Close

Burton-on-Trent, DE15 9GL

£525,000

This four bedroom detached home stands on an amazing plot of approximately 0.24 acres with the unique benefit of two sets of double garages, perfect for a car enthusiast, with spacious gardens wrapping around the side and rear. Situated in a lovely cul de sac location together with fantastic potential and the advantage of no upward chain.



This fantastic detached family home with superb views across Brizincote Valley, Burton-on-Trent and well beyond, stands on an outstanding 0.24 acre garden plot with a large expanse of driveway together with two sets of double garages – a rare thing at this price point and absolutely perfect for a car enthusiast, those seeking workshop space or just plenty of storage. Situated in a quiet cul-de-sac location which is handy for schools for all ages, with a Tesco convenience store close by, well placed for walks, and just a short drive away from Burton town centre. The property is sold with the advantage of no upward chain.

The property features an enormous front garden with two sets of shaped lawns, well established borders and hedging with a large expanse of block paved driveway providing plenty of off road parking. A brick pillar and canopy porch gives access to the front entrance door which in turn leads to the entrance hallway with a useful understairs storage cupboard, guest cloakroom with close coupled WC and wash hand basin, stairs rising off to the first floor landing, window to front and doors leading off. The lounge is a lovely light and airy room with bay window to front and two windows either side of the fireplace which provides the focal point. Double doors open through into a dining room, perfect for entertaining or for the family to get together with French doors opening out to the rear garden. From the hall and dining room, there are doors to a well appointed kitchen equipped with a range of base and eye level units with work surfaces over having a 1.5 inset sink and drainer unit, integrated appliances including eye level double oven, hob, extractor hood and dishwasher, and two windows framing views across the rear garden. A door leads to a useful and good size utility room with additional appliance space, base and eye level units, window to side and a handy door opening out to the rear garden.

To the first floor, the landing has doors to four bedrooms. There is a superb master suite with two dormer style windows framing fabulous views to front, fitted storage, TV aerial point and a superbly appointed and refitted en suite shower room having a large glazed shower enclosure, WC, vanity wash hand basin with useful cupboard storage under, mirror with lighting, contemporary towel rail/radiator, a full height fitted storage cupboard, spotlights and window to side. Bedroom two is a generous double with built in wardrobes providing plenty of storage, and windows framing fantastic views to front. Bedrooms three and four both benefit from rear garden views. These bedrooms share a refitted and upgraded family bathroom with a suite comprising panelled bath with shower over and shower screen, vanity wash hand basin with useful cupboard under, fitted mirror with lighting and concealed cistern WC, part panelling to walls for easier maintenance, spotlights and window to rear.

Around the side and rear of the property are beautiful established gardens, just about to move into colour for spring, with generous lawns, paved terrace ideal for outside dining and a further paved terrace at the top of the garden, perfect for a bench to enjoy views back towards the house, with woodland providing a lovely backdrop. Around to the side there is a useful timber shed and side entrance via gate. The gardens also offer a reasonable degree of privacy. The property also has the unique benefit of two sets of double garages, the first of which is part integral featuring two garage area and the second has handy loft space, door to side and window to side. This is a car enthusiast dream, or perfect for those seeking storage/workshop but would also be suitable for a variety of uses.

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 & two double garages

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 F

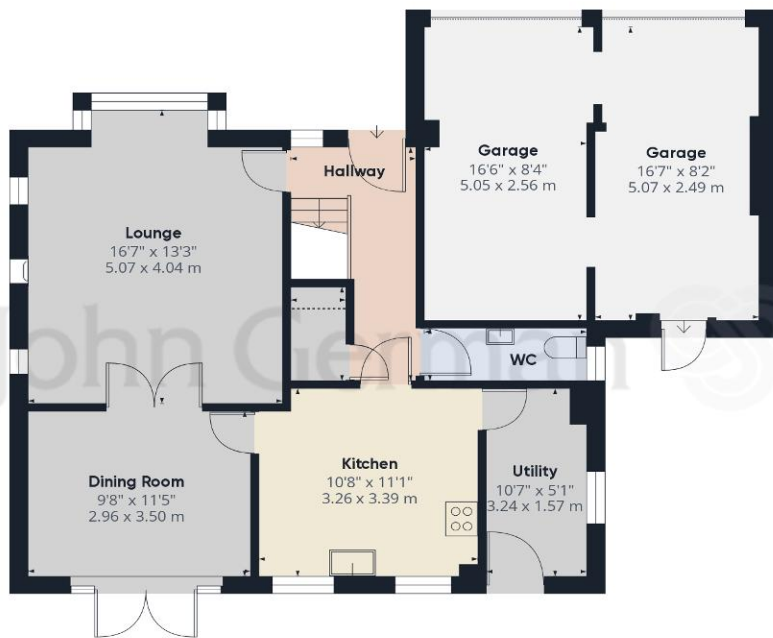
Useful Websites: www.gov.uk/government/organisations/environment-agency

www.eaststaffsb.gov.uk

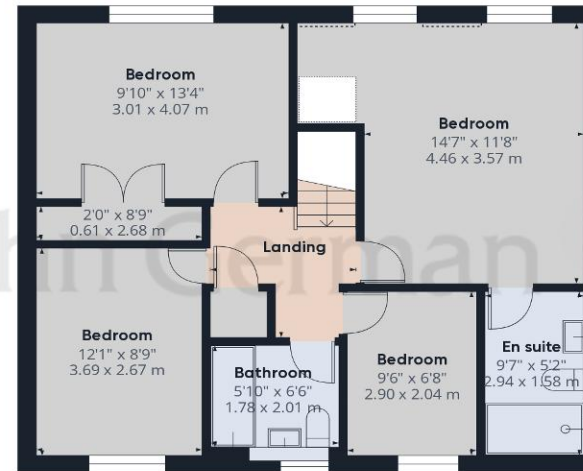
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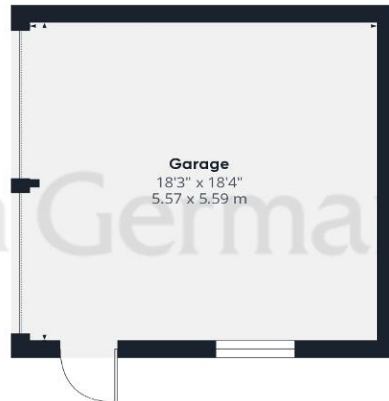




Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

1868.09 ft²

173.55 m²

Reduced headroom

5.53 ft²

0.51 m²

(1) Excluding balconies and terraces

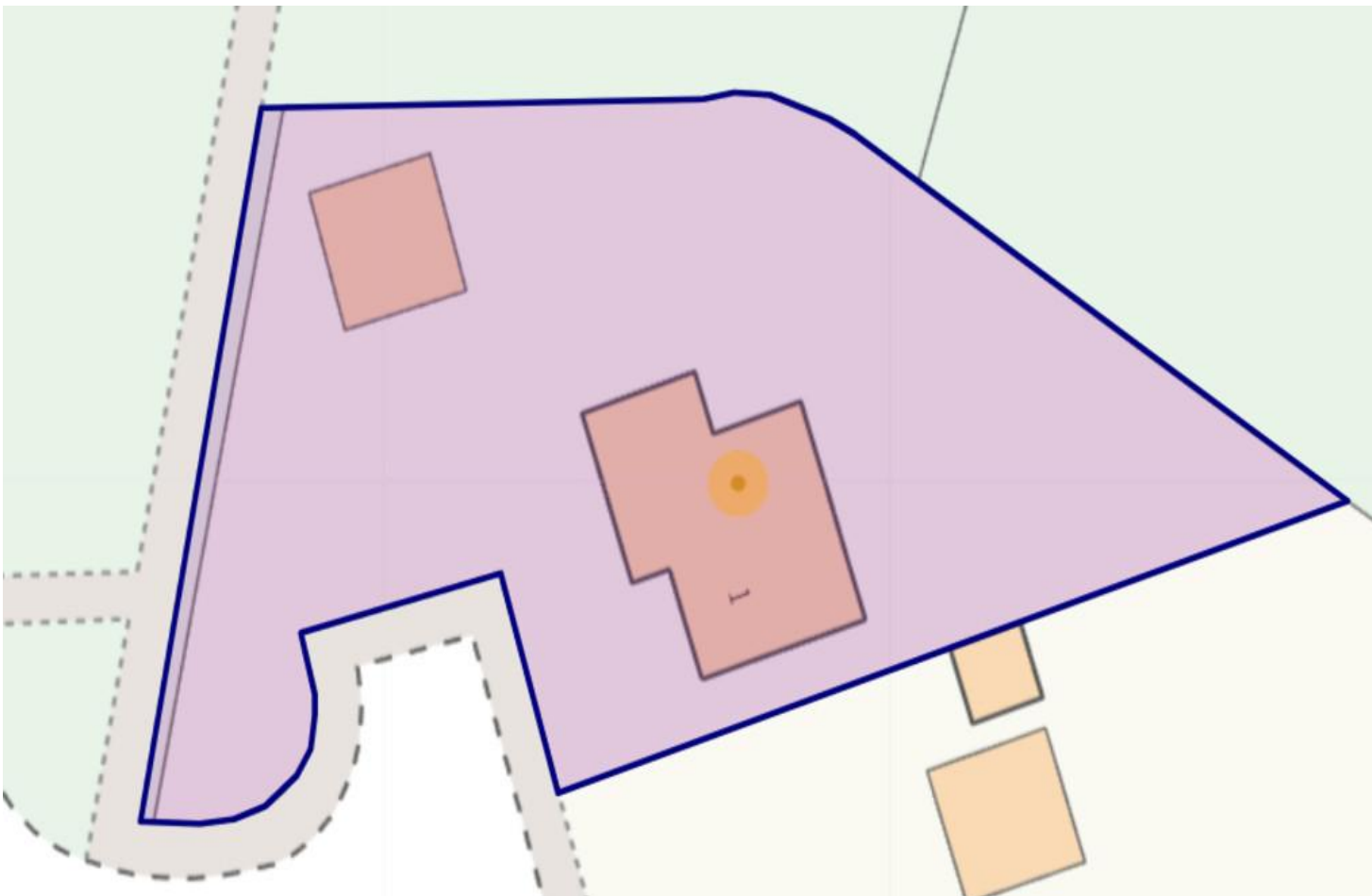
Reduced headroom

..... 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.

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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.

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 82 B |
| 69-80 | C | 72 C | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

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