

# Celandine Close

Burton-on-Trent, DE15 9JX

John German



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£325,000

A light and spacious home in a lovely end of cul-de-sac position within a popular established location. Highlights include lounge, dining room, fitted kitchen, utility room, four generous bedrooms including master with en suite, good size driveway and garage. No upward chain.

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Situated at the top end of Brizlincote Valley estate is this impressive William Davis built home occupying a delightful cul-de-sac position with a generous driveway and garage. Set in established surroundings with a useful Tesco convenience store just a short stroll away, together with schools for all ages in walking distance, plus lots of trails for dog walking. This really does offer a fantastic home with plenty of amenities on your doorstep. Available with the advantage of no upward chain.

Situated off a private drive serving just two properties with a good expanse of block paved driveway providing ample off-road parking and a canopy porch giving access to the front entrance door. This opens into a welcoming entrance hallway with staircase off to first floor. A door to the right opens through into a light and spacious lounge with bay window framing views to front, and a second window to side pouring in extra natural light. The second reception room offers a fantastic dining room with large picture window and double -glazed door opening out to the rear garden.

At the heart of the house there is a well-kept original kitchen, fitted with base and eye level units with work surfaces over, stainless steel sink, gas hob, extractor hood and integrated oven and dishwasher that have not yet been used. There is a useful understairs storage cupboard and spotlights to ceiling. A door leads to a good size utility room with additional appliance space, base units and sink and drainer unit. From here, a door opens to the rear garden. Completing the ground floor accommodation is the guest WC with close coupled WC, pedestal wash hand basin and window to side.

To the first floor, the landing has doors leading off to four bedrooms. The master is a particularly spacious double with plenty of space for wardrobes, window to front and an en suite shower room with shower cubicle, pedestal wash hand basin, WC a white towel rail/radiator. Bedrooms two, three and four are all well proportioned and share a family bathroom comprising panelled bath with shower over and shower screen, wash basin, WC and window to rear.

The garden to rear is laid mainly to lawn with a paved path around, side entrance via gate and established borders.

**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 D

**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

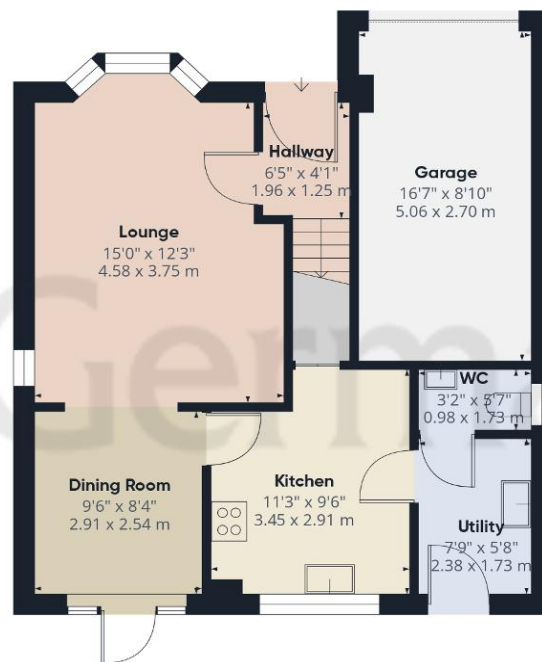
[www.eaststaffsbc.gov.uk](http://www.eaststaffsbc.gov.uk)

**Our Ref:** JGA/14052025

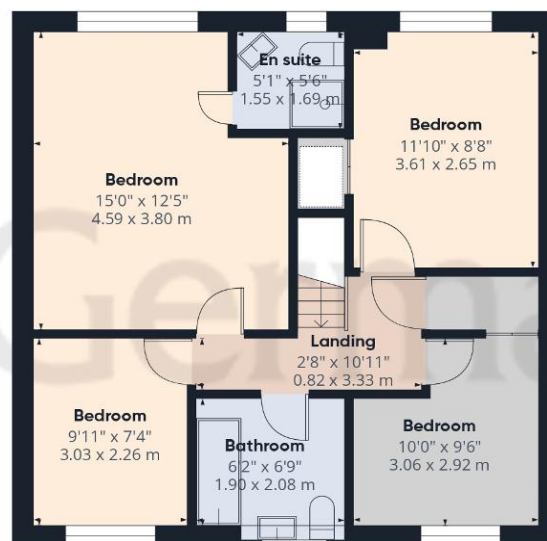
We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AML ID verification and proof / source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use the Checkboard app to complete the necessary 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.







Ground Floor



Floor 1

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

1189 ft<sup>2</sup>

110.7 m<sup>2</sup>

(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 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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