

# Chestnut Close

Burton-on-Trent, , DE14 2FX



John German 



Situated on a well-regarded residential estate in Burton, this stylish and well-maintained three-bedroom detached home offers spacious and practical living, ideal for families, professionals, investors, and first-time buyers.

£285,000



John German 

A welcoming entrance hall leads to a convenient downstairs WC and a bright, comfortable living room, featuring a bay window that fills the space with natural light. To the rear, an open-plan kitchen/diner provides the perfect setting for everyday family life and entertaining. The kitchen is fully equipped with a range of integrated appliances, including a dishwasher, eye-level double oven, gas hob with extractor fan, and integral fridge freezer. Ample wall and base units offer excellent storage, and French doors open directly onto the rear garden.

Upstairs, a generously sized landing enhances the sense of space and provides access to three well-proportioned bedrooms. The main bedroom benefits from fitted wardrobes and a private en-suite shower room with cubicle shower, WC, and hand wash basin. The remaining two bedrooms are served by a modern family bathroom featuring a shower over the bath, WC, and hand wash basin.

Outside, the low-maintenance rear garden is fully paved with decorative borders and a decked seating area ideal for relaxing or entertaining. A detached single garage offers secure parking or useful additional storage.

Positioned on a popular residential estate in Burton, this home is ideally located for families, with a park conveniently situated at the end of the street-perfect for outdoor play and dog walking. While shops, cafes, and restaurants are just a short drive away in Burton town centre and nearby retail parks. The area is also well-served by reputable primary and secondary schools. Excellent transport links are close by, including easy access to the A38 and A50 for routes to Derby, Lichfield, and Birmingham, as well as nearby Burton-on-Trent railway station offering regular services to major destinations.

- 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:**
- Parking:**
- Electricity supply:**
- Water supply:**

- Sewerage:**
- Heating:**  
(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)
- Our Ref:** JG

The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, 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. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.

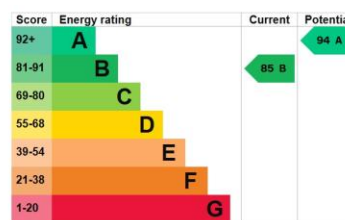
We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AML ID verification and proof / source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use the Checkboard app to complete the necessary checks, this is not a credit check and therefore will have no effect on your credit history. With effect from 1<sup>st</sup> 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.











OnTheMarket

rightmove

RICS

aria  
propertymark  
PROTECTED

naea  
propertymark  
PROTECTED

The Property  
Ombudsman

APPROVED CODE  
TRADING STANDARDS.UK

John German

129 New Street, Burton-On-Trent, Staffordshire, DE14 3QW

01283 512244

burton@johnngerman.co.uk

## 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.

Ashbourne | Ashby de la Zouch | Barton under Needwood  
Burton upon Trent | Derby | East Leake | Lichfield  
Loughborough | Stafford | Uttoxeter

**JohnGerman.co.uk Sales and Lettings Agent**