

Knights Place

Burton-on-Trent, DE15 0PW

John German



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£599,950

Set within a peaceful modern cul-de-sac just off the sought-after Brizlincote Lane, this one-of-a-kind detached eco home offers a rare combination of cutting-edge sustainability, generous proportions, and timeless design. With over 2,100 sq. ft. of living space, the property delivers a home that is both efficient and elegant, designed to suit the demands of modern family life without compromise.

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From the moment you enter, the striking square-spiralled hallway makes a memorable impression. Bright and welcoming, it creates a central focal point for the home and is perfectly designed to showcase treasured family photographs - a space that celebrates both style and sentiment.

At the heart of the property lies the beautifully appointed kitchen-diner, designed with both function and family living in mind. A feature rear wall offers floor-to-ceiling smart storage, while a large central island with integrated sink and induction hob provides a natural hub for cooking, conversation, and casual dining. Premium fitted appliances include an eye-level oven, integrated microwave, and fridge-freezer, while a rear-aspect window above the sink frames peaceful views over the garden. The dining side of the kitchen comfortably accommodates a family table and is enhanced by a feature fireplace - creating the perfect balance of warmth and practicality.

Flowing seamlessly from here is the stunning orangery, a bright and versatile living space that brings the outdoors in. Currently used as a dining area, it enjoys panoramic garden views, offering a front-row seat to every season. Its light-filled atmosphere makes it equally suited to entertaining friends or relaxed family gatherings.

The ground floor also benefits from a large dual-aspect living room with a bay window, providing a welcoming yet elegant retreat. A further reception room serves as a dining room or flexible home office, while a utility, cloakroom, and internal access to the double garage ensure convenience. The garage itself has previously been used as a gym, highlighting its flexibility as a multi-purpose space that can adapt to a variety of lifestyle needs.

Upstairs, the sense of space continues. The master suite is a true retreat, complete with its own dressing area and a luxury en-suite bathroom. Three additional double bedrooms offer ample accommodation for family and guests. The main family bathroom is designed to impress, comprising a modern shower cubicle, WC, hand wash basin, and a deep stand-alone bath - the perfect indulgence for restful evenings.

Externally, the home is complemented by a private rear garden, offering a safe and peaceful environment for children to play, summer entertaining, or quiet moments of relaxation. The driveway provides ample parking, with the double garage adding both practicality and scope for flexible use.

What truly sets this home apart, however, are its eco credentials. With solar panels and advanced heat pump technology, the property is designed to be energy-neutral - significantly reducing environmental impact and keeping running costs to a minimum. This forward-thinking approach allows you to enjoy a luxurious lifestyle while embracing a sustainable way of living.

Location

Brizlincote Lane is one of Burton's most desirable addresses, perfectly positioned for both tranquillity and convenience. Burton upon Trent itself is a vibrant market town, rich in history and renowned for its brewing heritage. The town offers an excellent range of amenities including shops, restaurants, leisure facilities, and highly regarded schools. For commuters, easy access is available to the A38 and A444, linking swiftly to Derby, Lichfield, Birmingham, and beyond, while the nearby railway station provides direct services to major cities. Surrounded by open countryside and with the River Trent nearby, the area also offers plenty of opportunity for walking, cycling, and enjoying the outdoors.

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

Electricity supply: TBC

Water supply: TBC

Sewerage: TBC

Heating: Air source heat pump

(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/>

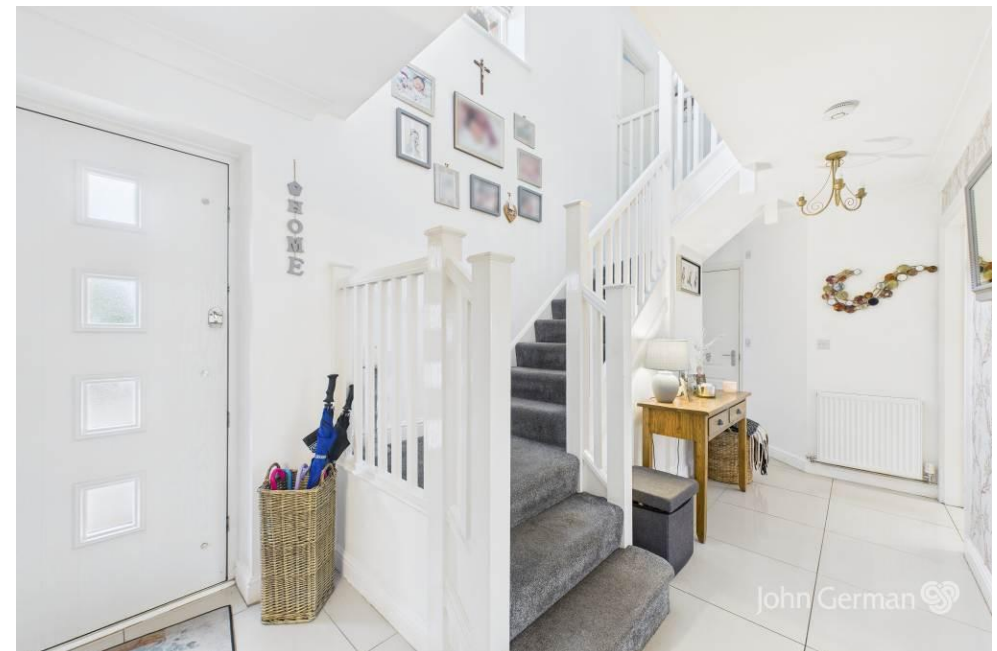
Local Authority/Tax Band: East Staffordshire Borough Council / Tax Band F

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

Our Ref: JGA/04092025

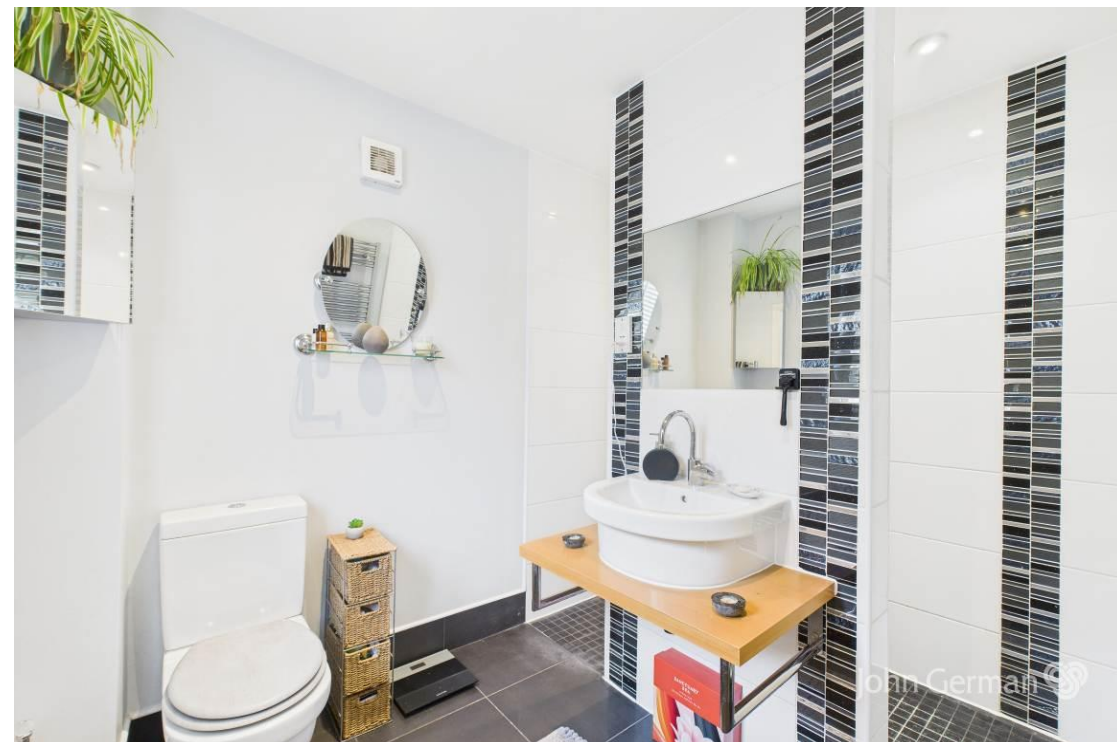
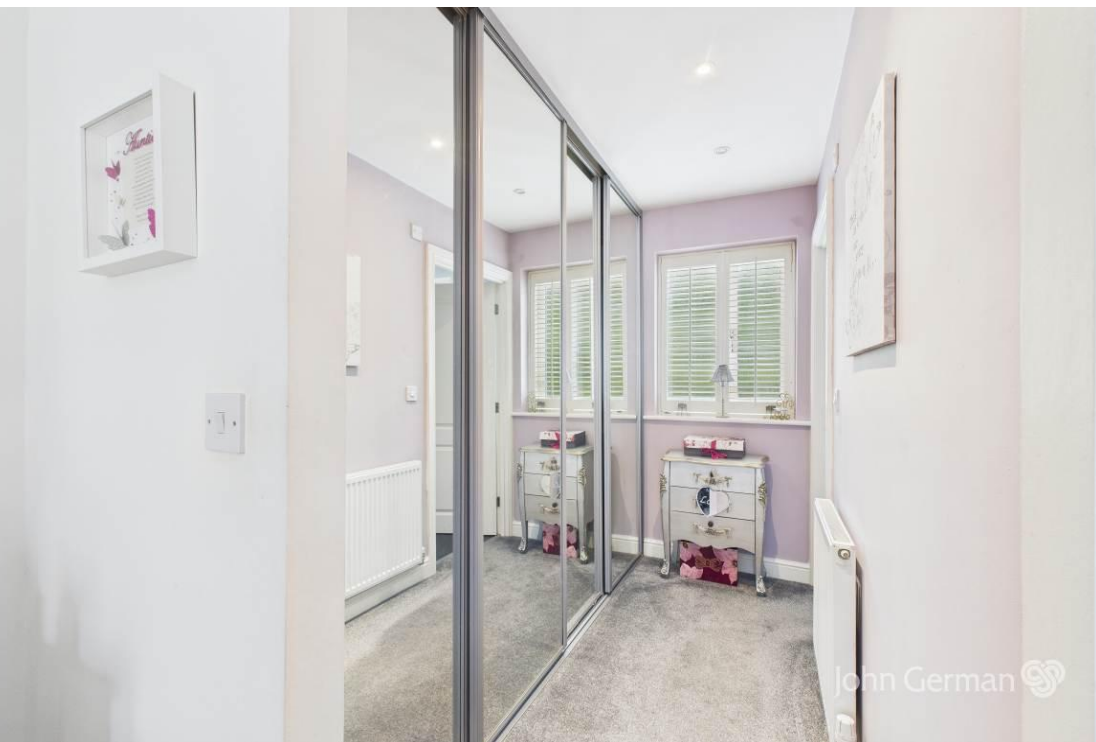
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We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AML ID verification and proof / source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property.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











Soak

Relax

Breathe

Unwind

Bathroom

John German





Ground Floor

Approximate total area⁽¹⁾

2199 ft²
204.3 m²



Floor 1

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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	90 B	91 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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