

Boundary Close, Burton-On-Trent, Staffordshire, DE13 0PG

£425,000

5 double bedrooms. Private gated cul-de-sac. Impressive 2,100sqft.
Large garden. Access to a shared, private woodland area! Excellent, exclusive & desirable family home.

Dales & Shires
ESTATE AGENTS

SPECIALISTS IN PERIOD, INDIVIDUAL & RURAL PROPERTIES

GENERAL DESCRIPTION

Dales & Shires Estate Agents are very pleased to offer for sale this large (2,100sqft) and very well presented 5 double bedroom family home. Situated within this private, gated cul-de-sac. Features include: generous proportions (this is the largest house on the street), quality fixtures, tasteful decoration, a versatile layout, double glazing, gas central heating and plentiful natural daylight. We anticipate this property will appeal to a variety of discerning buyers and we advise an early viewing to appreciate the location, size, gardens, presentation, versatility and value.

PROPERTY SUMMARY

The accommodation includes 2 main reception rooms, a high-spec dining kitchen, downstairs WC, utility, integral garage, 5 double bedrooms and 3 bathrooms. Externally, there is a double driveway to the front and a large, family sized garden to the rear. As part of this private gated street, residents also have use of an adjoining shared woodland area of approx. 1 acre! The location is particularly appealing to families, as there are schools very nearby, accessible via the adjoining footpath – with no road crossings.

LOCATION

Boundary Close is a highly desirable and well-regarded private, gated cul-de-sac in a popular and established area of Burton-On-Trent. There are plenty of amenities in the local area, including schools, shops, supermarkets, cafes and pubs. There is also convenient access into Burton's centre, and the many further amenities, leisure facilities and transport links on offer there. Open countryside is also within easy reach, and this part of Staffordshire is an ideal base for those keen to explore the area for walks, nature and cycle routes. There are excellent transport links, with the A38, M1 and A50 all close by, making the area a popular choice for commuters or for staying connected with friends and family.

DIRECTIONS

Sat Nav location: DE13 0PG.

GROUND FLOOR

Central reception hallway with downstairs WC and stairs.

Lounge 17' 3" x 12' 0" (5.25m x 3.65m)

Spacious reception room with rear French doors.

Family Room 12' 1" x 12' 1" (3.68m x 3.68m) into bay.

Spacious second reception room with front bay window. Ideal as a play room, formal dining room, snug or family room.

Dining Kitchen 22' 0" x 16' 10" (6.70m x 5.13m) max L shaped.

Immaculate, recently installed and high specification modern kitchen with space for all main appliances (including space for a large range cooker and American style fridge freezer). Breakfast bar and breakfast/dining area with rear French doors onto the gardens.

Utility 10' 6" x 5' 5" (3.20m x 1.65m)

A very useful utility with side door, space for a washer and dryer, and understairs cupboard. Door to the garage.



FIRST FLOOR

Large central landing.

Bedroom One 15' 11" x 13' 2" (4.85m x 4.01m) into robes.
Large double bedroom with fitted mirrored wardrobes. Two front windows.

En-Suite 9' 10" x 6' 7" (2.99m x 2.01m) max.
Stylish primary en-suite including a large shower and twin sinks.

Bedroom Two 13' 3" x 11' 4" (4.04m x 3.45m)
Double bedroom with rear window. Access to the J&J en-suite.

Bedroom Three 11' 4" x 9' 9" (3.45m x 2.97m) min.
Double bedroom with front window and access to:

Jack & Jill En-Suite 7' 4" x 4' 2" (2.23m x 1.27m)
Fitted suite with large shower cubicle. Doors from beds 2 and 3. Side window.

Bedroom Four 12' 11" x 9' 11" (3.93m x 3.02m)
Double bedroom with rear windows.

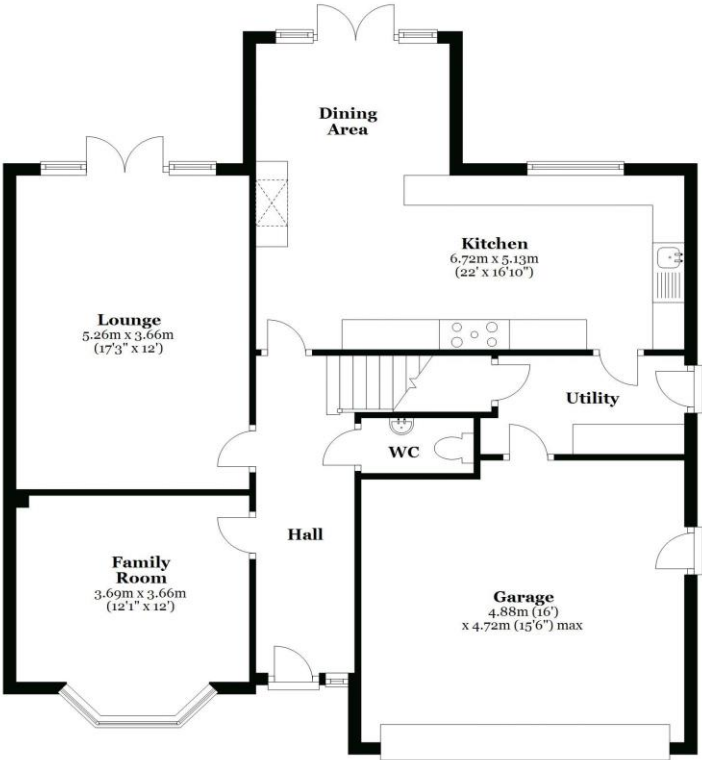
Bedroom Five 9' 10" x 9' 9" (2.99m x 2.97m)
Double bedroom with rear window.

Bathroom 9' 4" x 5' 6" (2.84m x 1.68m)
Fitted bath suite plus a large shower cubicle. Side window.



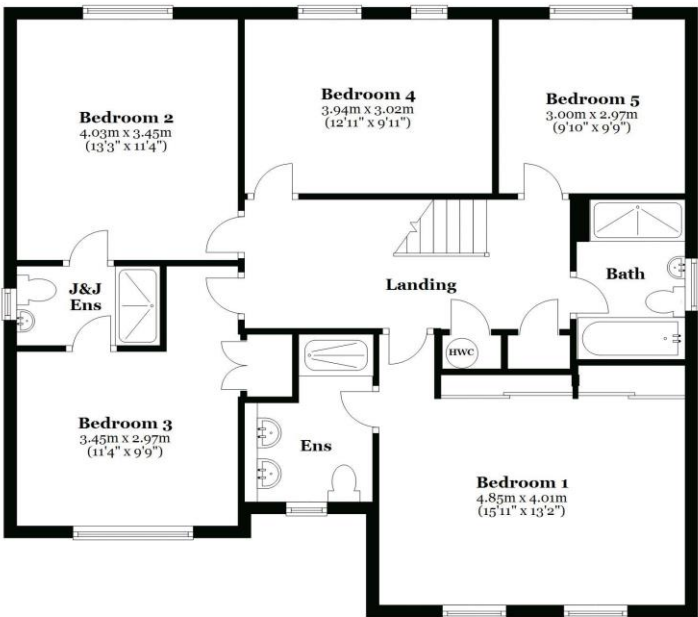
Ground Floor

Approx. 100.3 sq. metres (1079.2 sq. feet)



First Floor

Approx. 95.1 sq. metres (1023.9 sq. feet)





INTEGRAL GARAGE 16' 0" x 15' 6" (4.87m x 4.72m)
 Large garage, currently used as a music room (with sound insulation installed behind the original door, which can be easily removed). Ideal as a garage, workshop, music room or home gym. Additional side entrance.

OUTSIDE

To the front is a block paved double driveway. Gated side access leads to a large and well-fenced, level, lawned garden with extensive patio areas and garden summerhouse/shed. An ideal garden for families and entertaining.

AGENT'S NOTES

As a gated cul-de-sac with use of a woodland area, there is a resident charge of approximately £60 per month per house. This largely covers much of the maintenance, insurances, communal upkeep and provision of the electric access gates and associated key fobs. We are the sole agent for this house. To book a viewing or to make an offer, you can contact us 7 days a week by phone and email.

Tenure: Freehold.
Council Tax Band: F.

These details were prepared / amended on: 24/03/2025

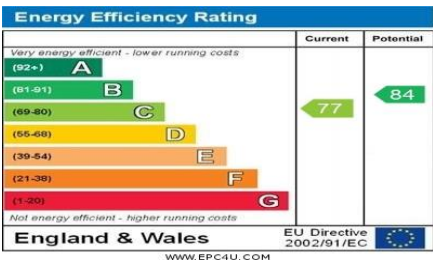
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