

Wulfric Close

Burton-on-Trent, DE14 2GH

John 
German





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Guide Price £325,000

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Built in 2024 and offering in excess of 1,300 sq. ft. of beautifully presented accommodation, this exceptional three-storey detached family home occupies one of the most enviable positions on the development. Benefitting from the remainder of an NHBC warranty with approximately 8 years remaining, the property combines modern living with an outstanding setting adjacent to Shobnall Green and the neighbouring park, enjoying attractive open field views to the front and fantastic nearby outdoor space ideal for families, dog walkers and children to enjoy.

Finished to a high standard throughout with quality fixtures and fittings, the accommodation begins with a spacious entrance hallway featuring useful under-stairs storage and an additional storage cupboard. Positioned to the front elevation is a bright and welcoming living room with a large front aspect window allowing plenty of natural light and pleasant outlooks towards the green space opposite.

To the rear of the property is the stunning open-plan kitchen diner, perfectly designed for modern family living and entertaining. The kitchen comprises a range of stylish wall and base units with drawers, integrated fridge freezer, eye-level double oven, five-ring gas hob with extractor fan, ample worktop preparation space, tiled flooring and Velux windows flooding the room with natural light. There is generous space for a dining table and chairs, while French doors provide seamless access to the rear garden. Positioned just off the kitchen is a convenient ground floor WC with hand wash basin.

The first floor offers two generous double bedrooms, a third single bedroom and a contemporary family bathroom fitted with a shower over bath, WC and hand wash basin.

Occupying the entire second floor is a superb master suite creating a private retreat away from the rest of the home. The spacious double bedroom is complemented by a stylish en-suite shower room featuring a walk-in shower, WC and hand wash basin. Completing the top floor is an additional versatile room ideal as a dressing room, nursery, hobby room or home office/study.

Externally, the property continues to impress. To the rear is an extended patio area with a covered seating space, creating an excellent additional entertaining and family area that can be enjoyed throughout the typical British weather. The current owners have also created an outdoor bar area, perfect for hosting guests and enjoying summer evenings. The remainder of the garden is mainly laid to lawn and extends behind the detached garage.

Further benefits include a detached garage, driveway parking, electric vehicle charging point and solar panels, helping to improve the home's energy efficiency and future-proofing.

Wulfric Close is part of a sought-after modern development on the outskirts of Burton upon Trent, ideally positioned for both families and commuters alike. The property sits within easy reach of highly regarded local schools, everyday amenities, supermarkets, leisure facilities and excellent transport connections including the A38 linking Derby, Lichfield and Birmingham. Burton town centre is just a short distance away, offering a wide range of shops, restaurants, bars and train links, while the nearby green spaces and parkland surrounding Shobnall Green provide a wonderful outdoor lifestyle right on the doorstep.

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. There will be a maintenance charge for the development once it is completed.

Property construction: Standard

Parking: Drive and garage

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Mains gas

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: TBC

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 E

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

Our Ref: JGA/28052026

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.

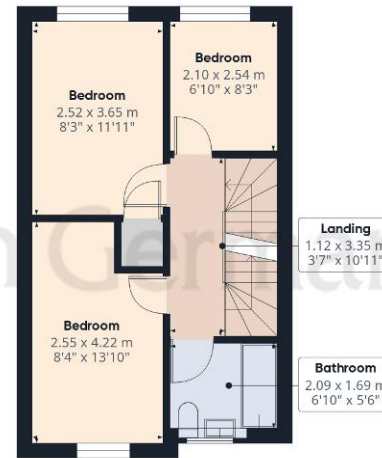
We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AML ID verification and proof / source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use the Checkboard app to complete the necessary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







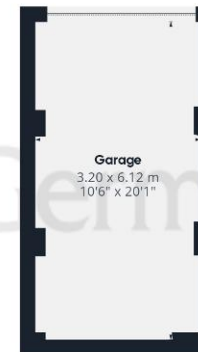
Ground Floor Building 1



Floor 1 Building 1



Floor 2 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

121.4 m²

1307 ft²

Reduced headroom

3.1 m²

34 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

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

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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.

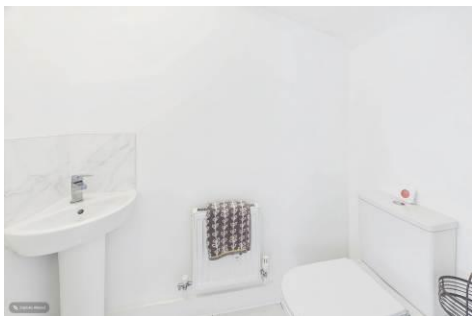
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Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

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 | 93 A | 93 A |
| 81-91 | B | | |
| 69-80 | C | | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |



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