

Darley Close

Stapenhill, Burton-on-Trent, DE15 9GJ

John German



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£365,000

Set on a corner plot with views is this beautifully presented home with a stunning interior. Highlights include a lounge with an impressive fireplace & log burner, dining room, large conservatory & a lovely breakfast kitchen, four bedrooms, ensuite & an immaculate bathroom, wide drive & garage.

Set in an ever popular location with schools for all ages close by and lots of green spaces ideal for getting outdoors. There is a Tesco convenience store nearby and the town centre is just a short drive away.

Immaculately presented inside with a beautiful interior, the front door opens into a welcoming hall with stairs and doors leading off. There is plenty of living space with two reception rooms. The lounge features a stunning stone fireplace with log burner and a bay window framing views to front. Double doors seamlessly lead through a dining room, ideal for families and entertaining. There is a spacious conservatory with an insulated roof and garden views. The kitchen is well appointed with fitted units and space for a range style cooker (cooker available by separate negotiation) and integrated appliances including fridge, wine cooler, oven, microwave and dishwasher, space for a breakfast table and windows with rear garden views. Completing the ground floor is the utility room with fitted units and appliance space and the guest WC off the hall.

The landing has doors leading off to four good size bedrooms. The master is a particularly good size double with views to front, built in double wardrobes and an ensuite shower room. Bedroom two also benefits from built-in wardrobes. Bedrooms two, three and four are all of a good size and share the family bathroom which has a modern suite comprising bath with shower over and a shower screen.

Outside, there is a wide blocked paved drive to front and an integral garage with an up and over door. To the rear there are lovely, landscaped gardens with a block paved terrace and shaped lawns together with a large summer house and timber shed to side offering extra storage.

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: Driveway

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Mains gas

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

Broadband type: Fibre

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

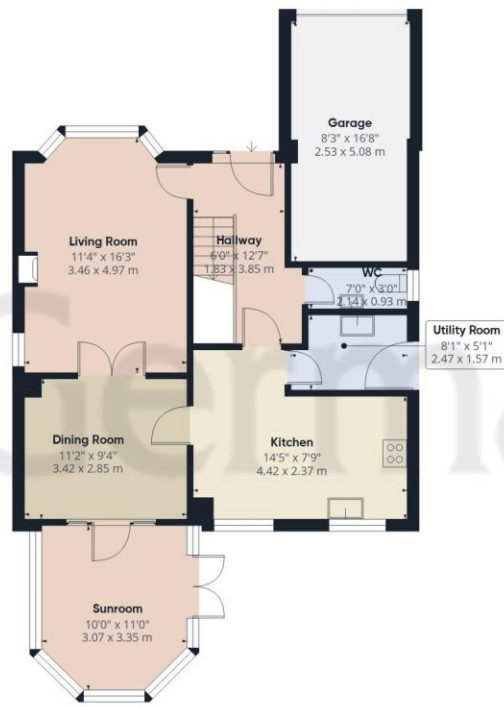
Our Ref: JGA25022026

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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.





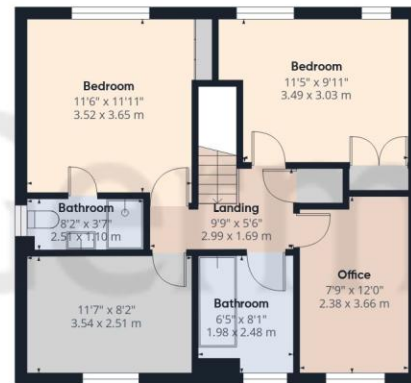


Ground Floor

Approximate total area⁽¹⁾

1413 ft²

131.3 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.

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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.

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.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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