



£450,000

4 Bedroom Detached House for sale  
3 Chatfield Close, Stapenhill, Burton-on-Trent







## Overview

CALL 24/7 OR VISIT OUR EWEMOVE WEBSITE TO ARRANGE A VIEWING - An exceptional four-bedroom detached home that has been beautifully extended to create the perfect setting for modern family living. Tucked away in a peaceful cul-de-sac in the ever-popular area of Stapenhill, this property is all about space, style and convenience.

## Key Features

- VIRTUAL TOUR AVAILABLE
- Exceptional four-bedroom detached family home
- Beautifully extended
- Stunning open-plan kitchen, dining and living space with skylights, bi-fold doors, central island and integrated appliances
- Dual-aspect snug providing a cosy retreat
- Flexible additional room – ideal as a playroom or study
- Utility room and downstairs WC
- Master bedroom with en-suite plus three further generous bedrooms
- Landscaped rear garden with porcelain patio, glass balustrade, manicured lawn and mature trees
- Block-paved driveway for multiple vehicles and integral single garage









An exceptional four-bedroom detached home that has been beautifully extended to create the perfect setting for modern family living. Tucked away in a peaceful cul-de-sac in the ever-popular area of Stapenhill, this property is all about space, style and convenience.

From the moment you step inside, you'll be impressed by the light, airy and versatile layout. The showpiece of the home is without doubt the stunning open-plan kitchen and living space. Designed with family life and entertaining in mind, it features a sleek central island, high-quality integrated appliances and plenty of room to gather and dine. Natural light pours in through skylights and bi-fold doors, which open straight onto the garden – bringing the outdoors in and creating a true hub of the home.

A separate dual-aspect snug offers a cosy retreat, while the additional playroom or study provides flexible space to suit your lifestyle. A practical utility room and downstairs WC complete the ground floor.



Upstairs, there are four generously sized bedrooms. The master comes with its own en-suite, while the other rooms are served by a stylish family bathroom. The spacious landing has even been cleverly adapted as a study area – perfect for working from home.

Outside, the property continues to impress. To the front, a block-paved driveway provides parking for multiple vehicle and leads to an integral single garage. To the rear, a beautifully landscaped garden offers both privacy and tranquillity, with a porcelain-tiled patio and glass balustrade – the perfect spot for outdoor dining and entertaining – leading down to a manicured lawn framed by mature trees.

With excellent local schools, shops, parks and transport links close by, this home truly offers the best of both worlds – a quiet cul-de-sac setting combined



with easy access to everything a family could need.

This is more than just a house – it's a home designed for making memories.

ADDITIONAL INFORMATION (Purchasers are advised to verify the details through their legal representative.)

Tenure: Freehold

Property Construction: Traditional.

Parking: Private driveway.

Electricity Supply: Mains connected.

Water Supply: Mains connected.

Sewerage: Mains drainage.

Heating: Gas.

Tree Preservation: No.

Conservation Area: No.

Broadband: Full Fibre available (For confirmation of speed and availability, please refer to Ofcom's broadband checker.)

Mobile Signal Coverage: Good (Please check specific coverage through Ofcom's mobile checker.)

EPC rating: C.

Council Tax rating: E.

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# Floorplans



Floor 0



Floor 1



Approximate total area<sup>®</sup>

161.1 m<sup>2</sup>  
1736 ft<sup>2</sup>

Reduced headroom

2.6 m<sup>2</sup>  
28 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

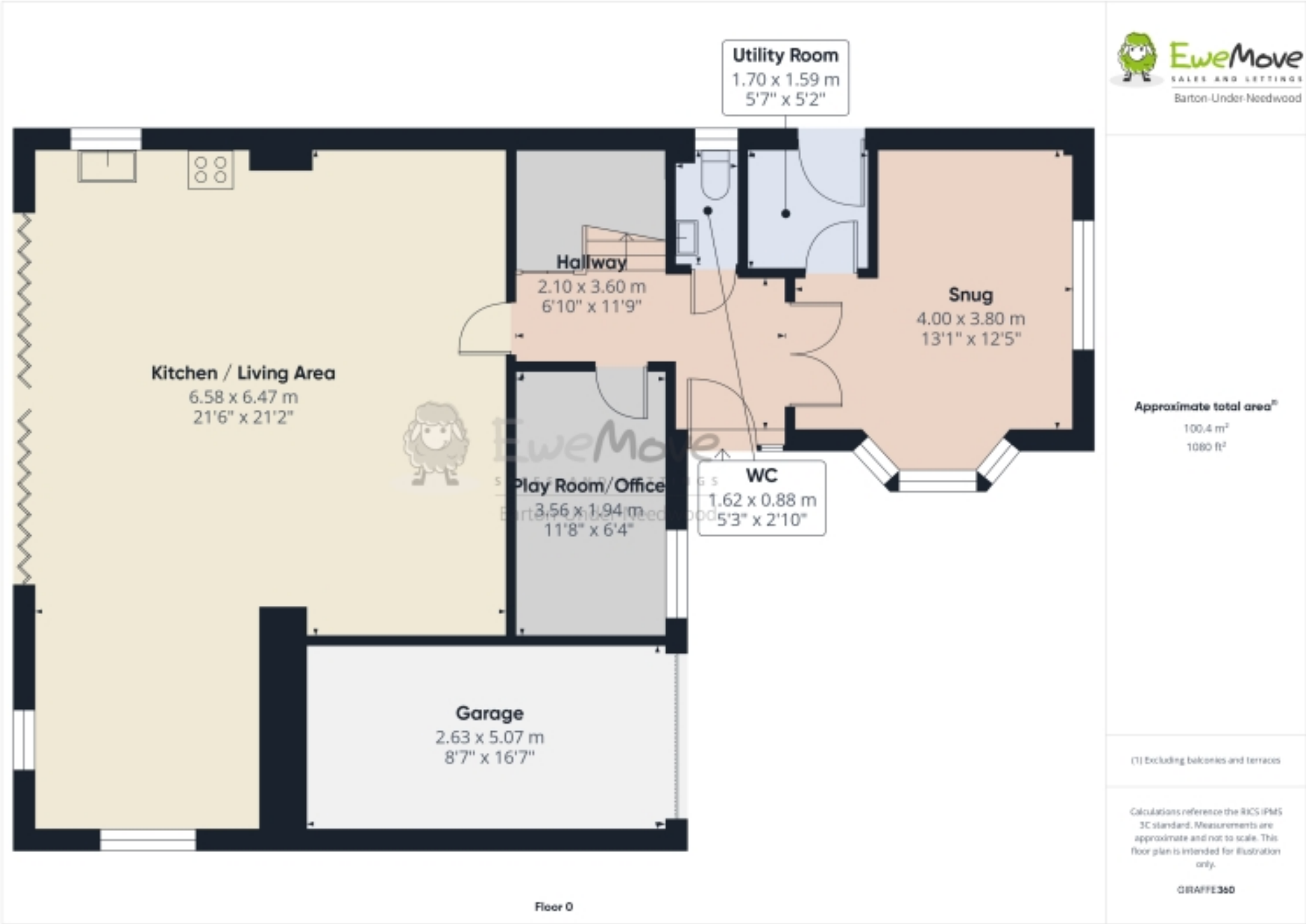
----- Below 1.5 m/5 ft

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

GRAFFLE360



# Floorplans





Floorplans



Floor 1



Approximate total area<sup>(1)</sup>  
60.7 m<sup>2</sup>  
656 ft<sup>2</sup>

Reduced headroom  
2.6 m<sup>2</sup>  
28 ft<sup>2</sup>

(1) Excluding balconies and terraces

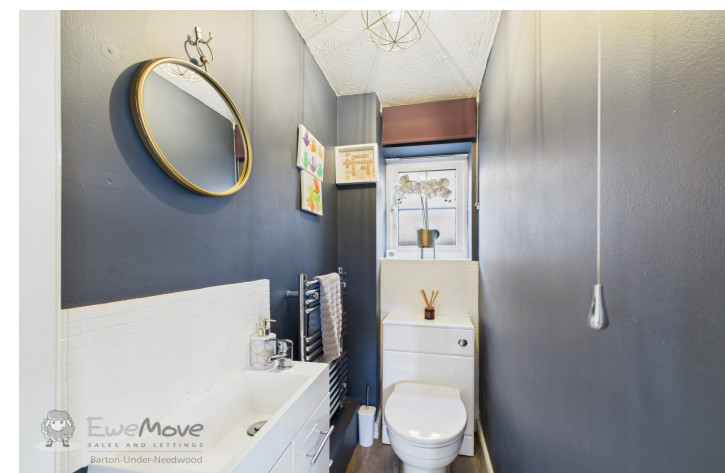
Reduced headroom  
..... Below 1.5 m/5 ft

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		





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