

Trevelyan Close  
Burton-on-Trent, DE15 9GR

John German



John German



# Trevelyan Close

Burton-on-Trent, DE15 9GR

£540,000

This stunning, extended home stands on an exceptional 0.23 acre plot with plenty of privacy, a double garage and the added benefit of outline Planning Permission for an additional dwelling along with an additional driveway.

Set on a stunning established plot, this exceptional family home has been extended and impresses throughout with an amazing open plan kitchen/dining/living space with new bi-fold doors seamlessly connecting the inside and outside space. Sitting on an extensive 0.23 acre plot with large private gardens including a paved terrace ideal for patio furniture, a generous block paved drive and large double garage. It also has the added benefit of outline planning permission for a detached three bedroom dwelling, granted 23rd February 2024 and valid for three years. For more information please contact the office or visit [www.eaststaffsbc.gov.uk](http://www.eaststaffsbc.gov.uk) using the ref: P/2023/01031.

The location is close to schools for all ages, a Tesco convenience store and plenty of green spaces for walks.

Accommodation - Step into the hall which provides a welcoming entrance with doors leading off. To the left is an elegant lounge with a fireplace flanked by oriel windows along with a bay window framing views to front.

Across the hall there is a light and bright sitting room with a lovely dual aspect providing a great space to relax, also linking perfectly to the highlight of the house - the exceptional open plan kitchen/living/dining space which provides a wonderful place to entertain including new bi-fold doors opening out to the patio and gardens. The kitchen is superbly appointed with plenty of units, a breakfast bar and a range of integrated appliances. The living area offers a 'wow' room with a high vaulted ceiling and a glazed gable allowing plenty of natural light which links through to a good size dining room.

Off the kitchen there is a useful utility room having a practical door to the rear, and completing the ground floor is a modern guest's WC.

The first floor landing has an airing cupboard and doors leading off to four good size bedrooms. The master bedroom has a dormer style window, fitted wardrobes and a large modern ensuite shower room with both a bath and separate shower. Bedrooms two and three are both generous doubles and bedroom four is a good size single, all sharing the contemporary family bathroom.

**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 and double 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/>

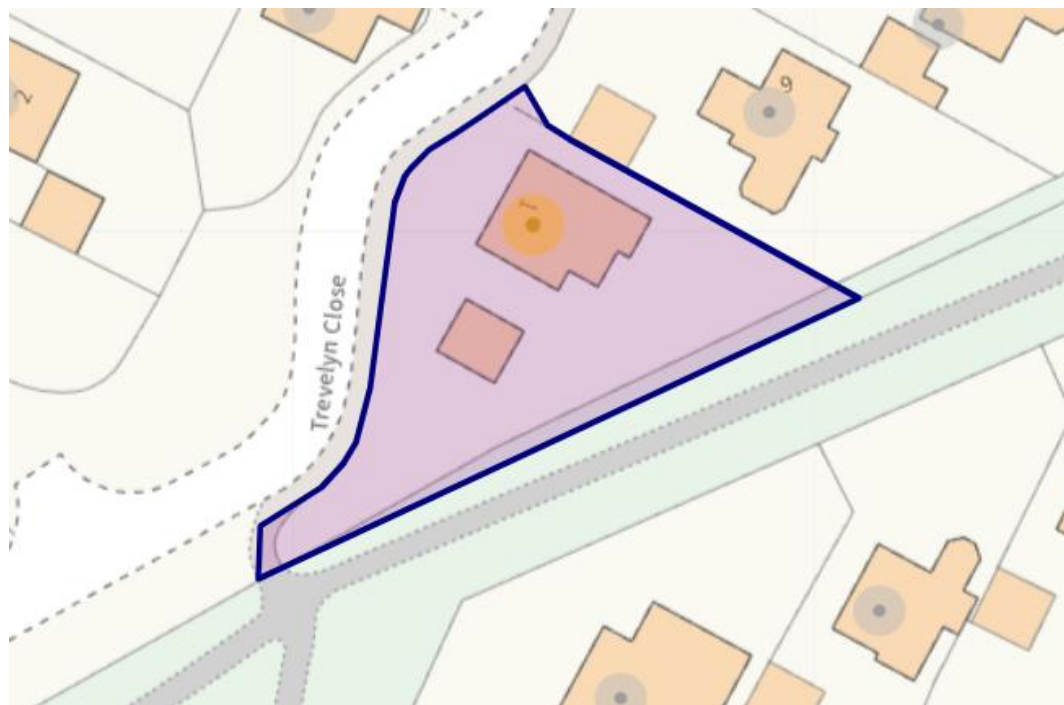
**Local Authority/Tax Band:** East Staffordshire Borough Council / Tax Band F

**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

**Our Ref:** JGA/07072026

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.

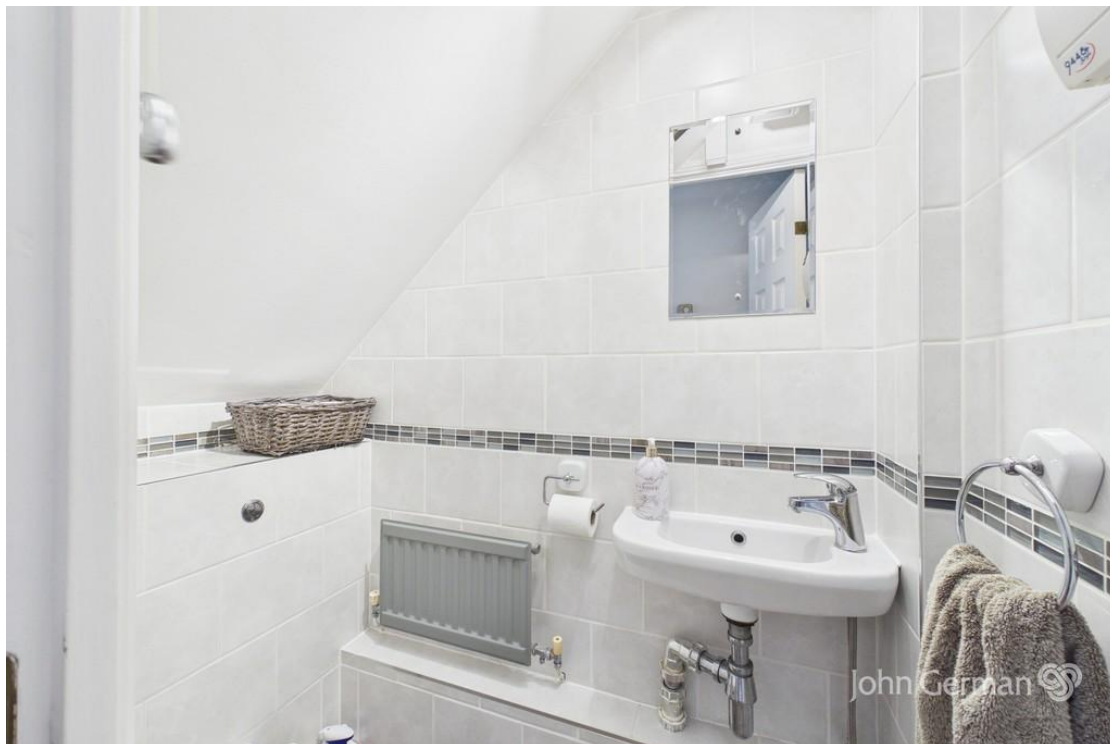
We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AML ID verification and proof / source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use the Checkboard app to complete the necessary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







John German

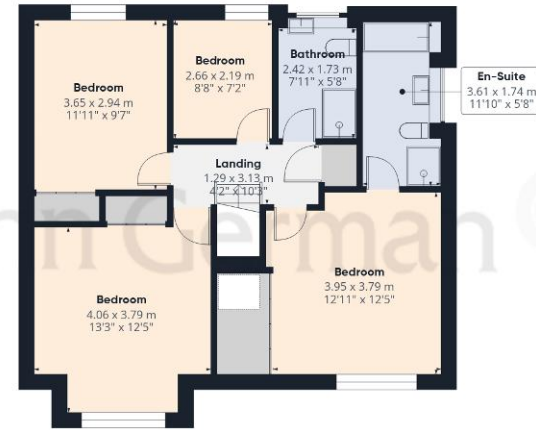








Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

**Approximate total area<sup>(1)</sup>**

187 m<sup>2</sup>

2013 ft<sup>2</sup>

**Reduced headroom**

0.1 m<sup>2</sup>

1 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.

GIRAFFE360



### 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.

**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.

AWAITING EPC MEDIA



John German

129 New Street, Burton-On-Trent, Staffordshire, DE14 3QW

01283 512244

burton@johngerman.co.uk

Ashbourne | Ashby de la Zouch | Barton under Needwood  
Burton upon Trent | Derby | East Leake | Lichfield  
Loughborough | Stafford | Uttoxeter

JohnGerman.co.uk Sales and Lettings Agent



