

Ryeback Close

Burton-on-Trent, DE15 9PL

John German







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£520,000

This impressive detached home has an elegantly styled modern interior offering spacious & light accommodation including a 35ft open plan kitchen/dining/living room with bi-fold doors to the garden, a spacious lounge, 5 bedrooms, 2 ensuite, a wide drive & double garage.

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Welcome to this stunning home that is set in a lovely position with an open aspect to the front. The property is well placed in Brizlincote Valley with schools for all ages close by, green spaces with walks while also being in easy reach of the town centre and riverside walks at Stapenhill Gardens.

Featuring a wonderful and spacious interior with high ceilings this stunning family home impresses throughout and is located off a private drive serving just three properties. Set behind a double width drive giving access to the double garage.

The hall offers an amazing entrance with a double height ceiling with a 'statement' light fitting setting the tone for this superb home.

The lounge is a spacious room to relax in with a bay window framing views to front. Further along the hall is a large guest cloakroom and there is a useful understairs cupboard with the advantage of an internal door to the double garage.

Without doubt the highlight is an exceptional open plan kitchen/dining/living room with central bi-fold doors opening out to the gardens, perfect for families and entertaining. The well appointed kitchen has a stylish range of units completed by smart worktops that extend into a breakfast bar. Integrated appliances include a hob, double oven, fridge/freezer and dishwasher plus an inset sink and drainer set below a window framing garden views. Tiled flooring runs underfoot and extends into the dining and living space that offers the flexibility and space for both soft furniture and a dining table.

Off the kitchen is a useful utility with further units and worktop plus a door to the side.

The landing has superb views of the hall with a large picture window opposite the stairwell adding views and providing plenty of natural light.

The master bedroom is generously sized having plenty of storage with large mirrored wardrobes, loads of space for a super king size bed plus a feature glazed balcony enjoying lovely views, ideal for a morning coffee. It also has the luxury of its own well appointed en-suite shower room.

Bedroom two, also a large double overlooks the front and has the benefit of its own ensuite. Bedrooms three, four and five all offer good size bedrooms and share a well appointed bathroom.

The rear garden has a wide paved terrace ready for garden furniture with a pergola over, a lawn beyond, a slightly raised deck area plus gated side access to the front.

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. We understand there is an estate management fee £236.30 to Meadfleet.

Property construction: Standard

Parking: Drive 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: 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 F

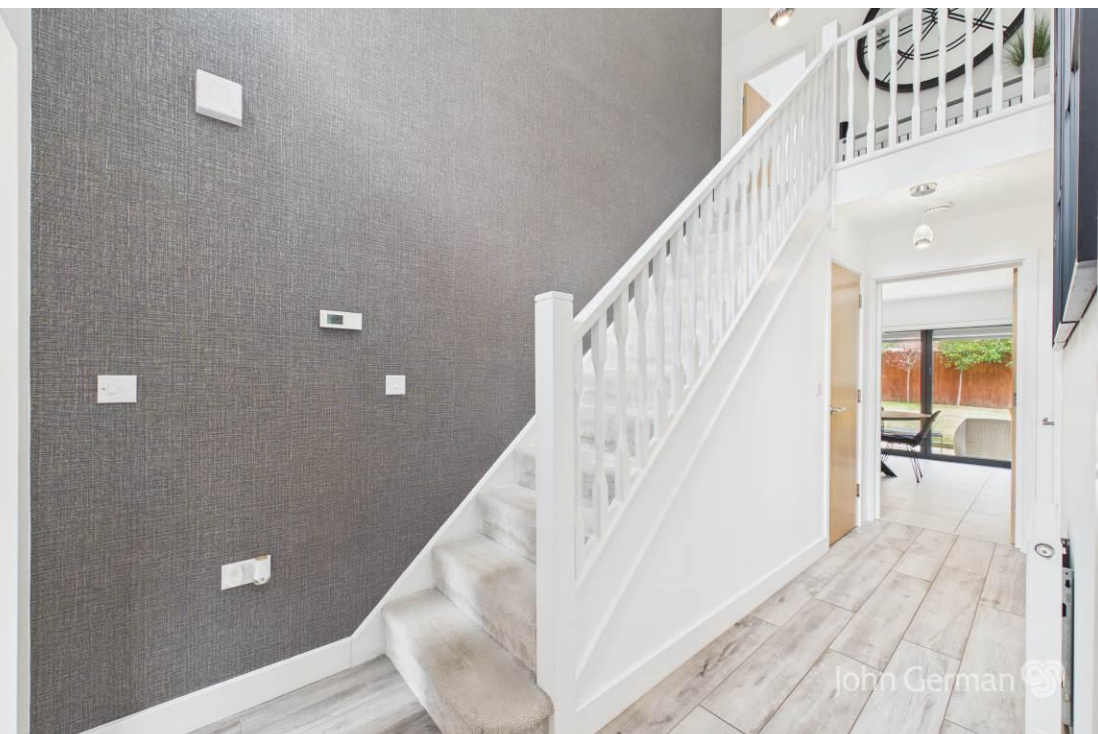
Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/29072026

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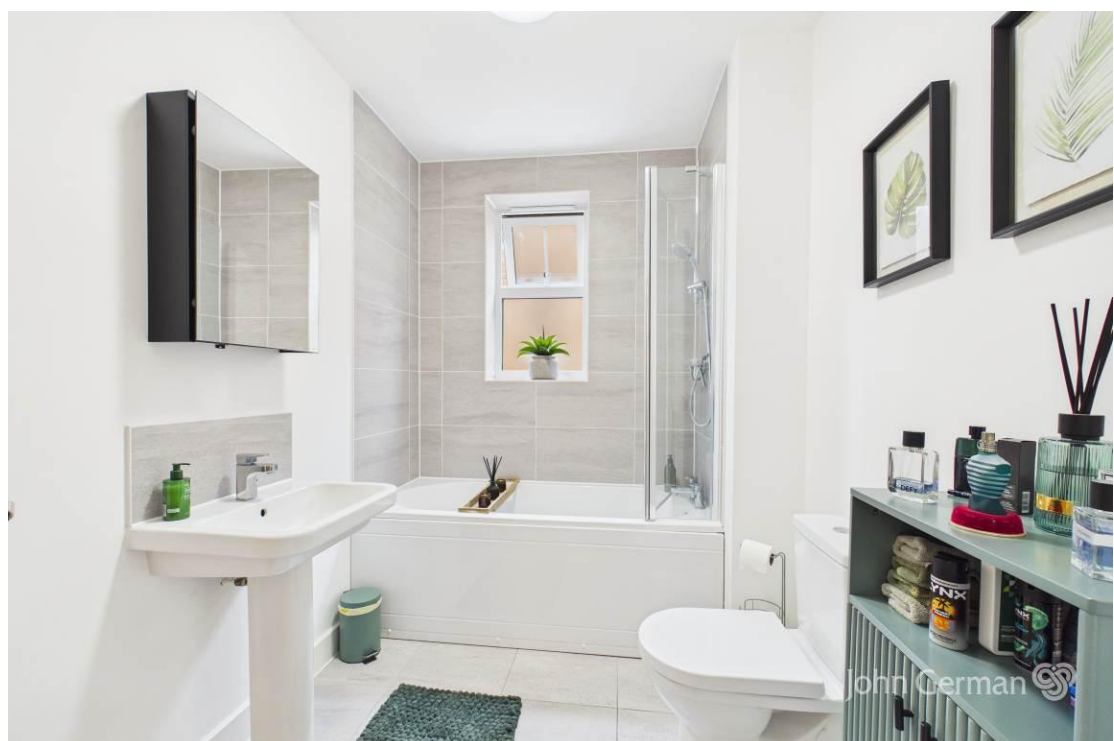
We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AML ID verification and proof / source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use the Checkboard app to complete the necessary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

103.4 m²
1114 ft²

Reduced headroom

0.5 m²
5 ft²

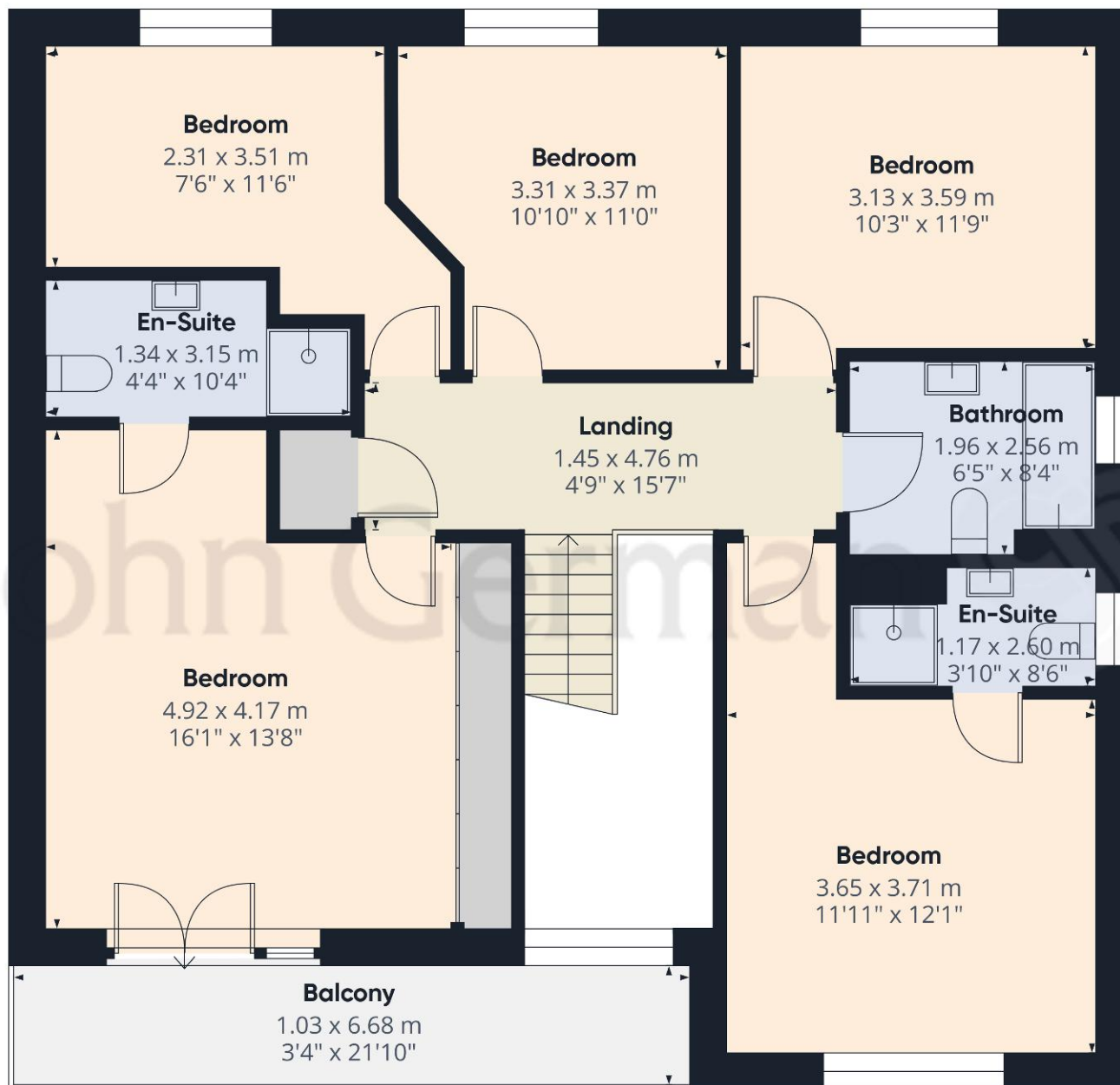
(1) Excluding balconies and terraces

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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Floor 1

Approximate total area⁽¹⁾

87 m²

936 ft²

Balconies and terraces

6.8 m²

73 ft²

(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.

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
81-91	B	86 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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