

Ashdale Close

Burton-on-Trent, DE15 9HN

John 
German





Ashdale Close

Burton-on-Trent, DE15 9HN

Guide Price £450,000

An exceptional four-bedroom detached family residence occupying a truly enviable position on the highly regarded Ashdale Close, nestled within the sought-after Brizlincote Valley area of Stapenhill, Burton upon Trent.



Having been cherished by the current owners since new, this much-loved home is a wonderful testament to both its outstanding position and the quality of life it offers. Rarely does a property come to market with such a strong sense of longevity, care, and pride of ownership - a true indication of what a special home this is.

Set within a peaceful and highly desirable residential setting, overlooking attractive green space and mature trees, this substantial detached residence offers generously proportioned accommodation throughout, with a layout thoughtfully designed for family living while also providing excellent flexibility for modern lifestyles.

Upon arrival, the property immediately impresses with its attractive frontage, generous driveway providing parking for several vehicles, a pretty lawned front garden, and access to the double garage with additional outdoor storage areas.

Entering via the sizeable entrance porch, ideal for coats, shoes, and day-to-day practicality, you are welcomed into a spacious and inviting central hallway that sets the tone for the accommodation beyond.

To the right-hand side sits a large and versatile study, currently used as a home office but equally suited to a ground floor bedroom, snug, playroom, or additional reception room for those seeking multi-generational living or downstairs accommodation.

To the left is the formal dining room, an elegant and well-proportioned space perfectly suited to entertaining, family dining, and special occasions, with ample room for a large dining suite and additional furnishings.

Continuing through the hallway, the home opens into a beautifully appointed shaker-style kitchen, thoughtfully arranged in a practical U-shaped design to maximise both workspace and storage. Offering an abundance of wall and base units, drawers, generous work surfaces, integrated dishwasher, integrated fridge freezer, oven, induction hob, wine fridge, and a double sink perfectly positioned beneath the window overlooking the rear garden, this is a kitchen designed for both everyday functionality and family life.

Conveniently located adjacent is the utility room, providing further storage, space for both washing machine and dryer, housing the boiler, and offering direct external access to the garden. Next to this is a useful ground floor WC with hand wash basin, ideal for guests and busy households. Additional practicality is provided by a useful understairs storage cupboard, ideal for household essentials.

To the rear of the property is the impressive full-length living room, a beautifully proportioned reception space centred around a feature fireplace, creating a warm and welcoming atmosphere. This wonderful room flows effortlessly into the conservatory, where the true beauty of the home's setting can be fully appreciated, offering delightful year-round views over the stunning rear garden.

To the first floor, the property continues to impress with four exceptionally well-proportioned bedrooms. The principal suite is a generous double bedroom featuring fitted storage and the added luxury of a private ensuite shower room, comprising a double shower cubicle, WC, and hand wash basin.

The second bedroom is another spacious double, also benefitting from fitted storage, while the third bedroom is equally generous, complete with fitted wardrobes and an additional storage cupboard.

The fourth bedroom offers excellent versatility as a single bedroom, nursery, hobby room, or additional home office, and also benefits from a useful built-in storage cupboard.

Completing the first floor is the family bathroom, fitted with a shower over bath, WC, and hand wash basin.

Without question, one of the most outstanding features of this exceptional home is its magnificent plot and enviable position. The rear garden has been lovingly maintained and beautifully established, offering a private and tranquil outdoor sanctuary. Featuring mature shrubs, colourful planting, flowering borders, a beautifully kept lawn, and a raised decked terrace perfectly positioned to enjoy views across the adjoining green space, it provides a wonderful setting for outdoor entertaining, family gatherings, summer barbecues, or simply relaxing in a peaceful and secluded environment.

Further enhancing its appeal is the property's superb location within Brizlincote Valley, one of Stapenhill's most sought-after residential areas, known for its attractive surroundings and family-friendly atmosphere. A wide range of local amenities are within easy reach, including well-regarded schools, supermarkets, convenience stores, healthcare facilities, and leisure amenities, while excellent transport links provide convenient access to Burton upon Trent town centre, the A38, Derby, and surrounding commuter routes.

This is a home that truly offers everything a growing family could wish for - space, flexibility, position, and beautifully maintained surroundings - all presented in neutral décor and impeccably cared for throughout, ready for its next chapter.

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: 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

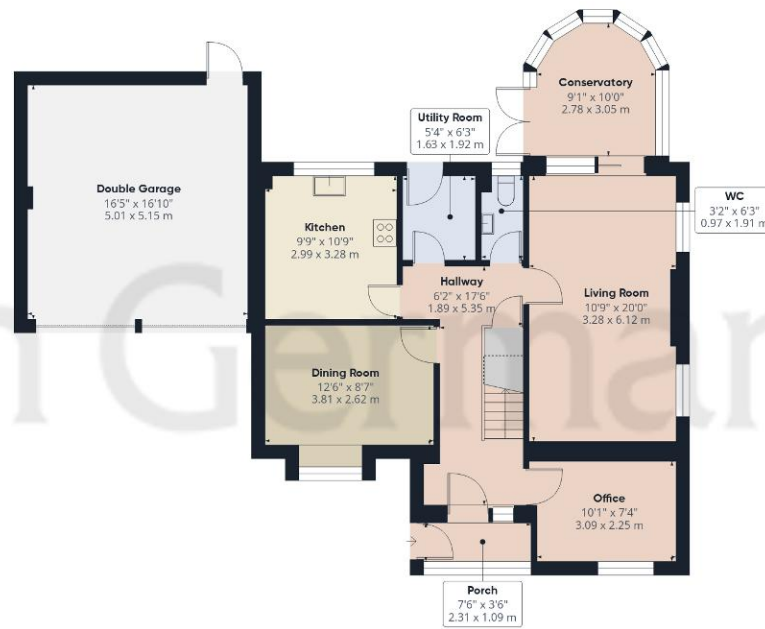
Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/01042026

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.





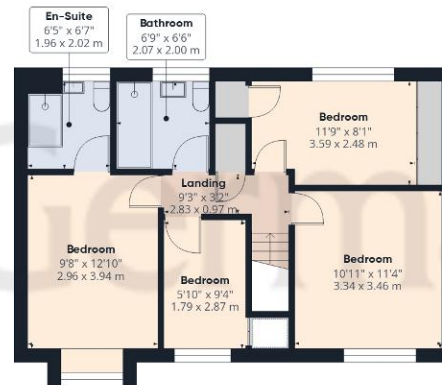
Ground Floor

Approximate total area⁽¹⁾

1632 ft²
151.6 m²

Reduced headroom

14 ft²
1.3 m²



Floor 1

(1) Excluding balconies and terraces

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

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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



