

Claymills Close

Brizlincote Valley, Burton-on-Trent, DE15 9PB

John German



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£315,000

Set on a lovely corner plot, this superb detached home is immaculately presented and has long drive to garage a large, impressive kitchen/diner plus utility, dual aspect lounge, four bedrooms, ensuite to master, family bathroom and attractive gardens.



Located on a popular development of Brizlincote Valley by Strata Homes, this impressive detached family home features a stylish interior that is ready to move into and is well placed for schools, walks, shops and the town centre.

The hall provides a spacious entrance with high ceilings, a useful storage cupboard and doors leading off. To the left is a light and airy dual aspect lounge with two sets of French doors opening out to the gardens.

The superb kitchen/diner is ideal for entertaining and families that offers plenty of space for a dining table together with a well appointed, sleek modern kitchen with high gloss units, a breakfast bar and integrated appliances including an oven, hob, extractor, fridge/freezer and dishwasher. There are windows to the front and side plus access to a useful utility with a built in washing machine and a handy door out to the driveway. An internal door leads to a guest's WC.

Climb the stairs to the first floor where a lovely stairwell and landing gives access to four bedrooms, where again high ceilings enhance the spacious feel of this home. The master bedroom has tall fitted wardrobes and the benefit of its own private ensuite shower room. The contemporary family bathroom serves the three other bedrooms - bedroom two being a good size double with fitted wardrobes, bedrooms three and four are light rooms courtesy of their dual aspect and there are also fitted wardrobes to bedroom three.

The long drive leads to a good size single garage while to the rear are attractive gardens with a paved terrace, side gate and decking with pergola.

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 that there is an estate management fee payable to Meadfleet.

Property construction: Standard

Parking: Drive & 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 D

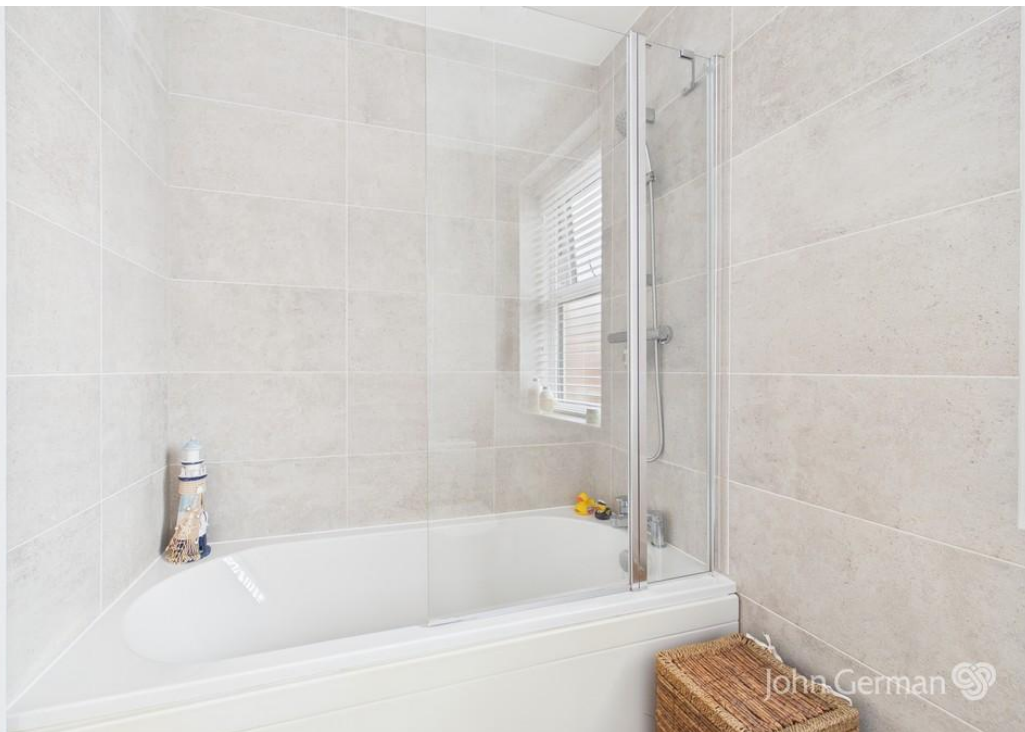
Useful Websites: www.gov.uk/government/organisations/environment-agency

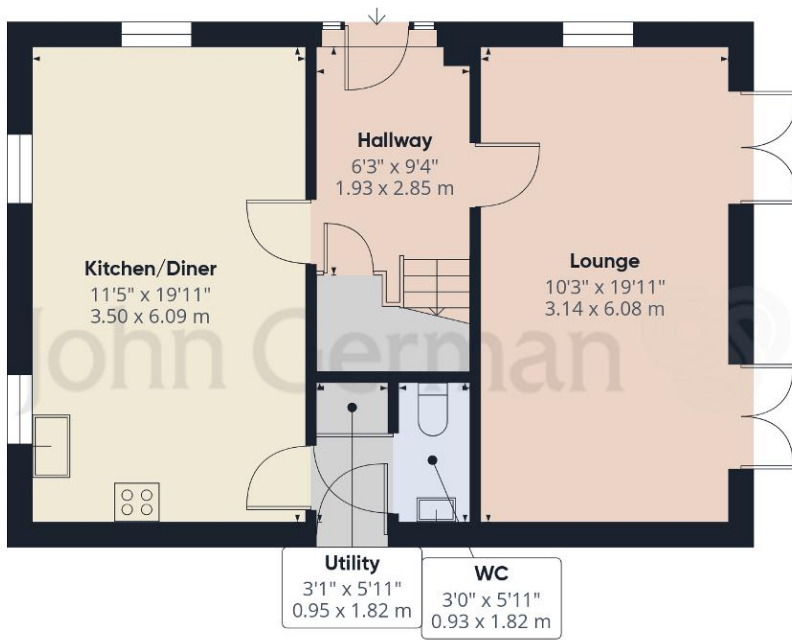
Our Ref: JGA10022026

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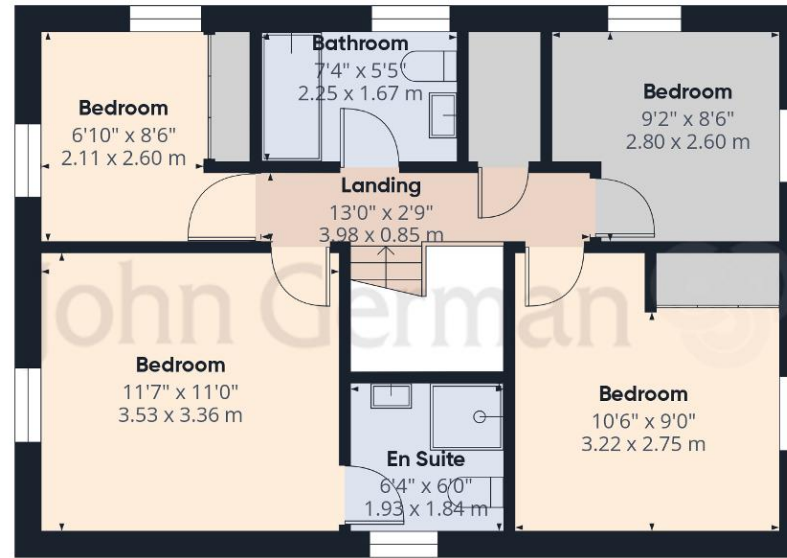
We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AML ID verification and proof / source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use the Checkboard app to complete the necessary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



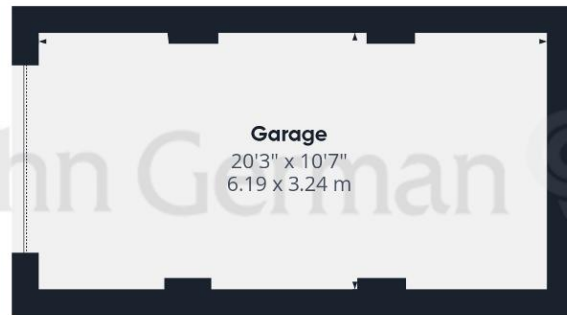




Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾
1315 ft²
122.2 m²

(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.

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		94 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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