

Chestnut Close, Burton-On-Trent, DE14 2FX

£220,000

Council Tax Band: C



This beautifully presented three bedroom home on Chestnut Close, Burton-on-Trent offers stylish, well maintained accommodation in a lovely setting with field views, and local community. The property has a warm, homely feel throughout, with a spacious lounge, modern kitchen/diner, ground floor WC, three bedrooms and a well-appointed family bathroom. A real highlight is the landscaped rear garden, which has been thoughtfully designed with paved seating areas, gravel pathways, raised planted beds and a charming pergola-style seating area.

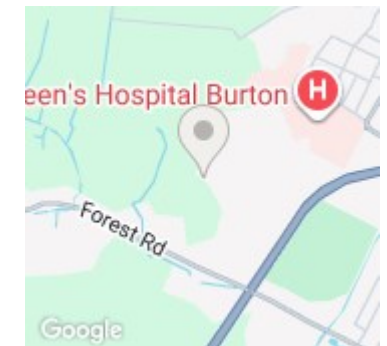
The property also benefits from side-by-side driveway parking to the front and is ideally suited to first time buyers, small families or anyone looking for a modern home in a peaceful yet convenient residential location.

### Location

The property itself is set away from the main road and Chestnut Close is positioned within a modern residential development surrounded green space, walking routes and open countryside, but near to the town centre.. The location is also well placed for local amenities, schools, and commuter links.



Open House Burton & Swadlincote



| Energy Efficiency Rating                    |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         | <b>97</b> |
| (81-91) <b>B</b>                            | <b>84</b>               |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |