

Hazel Close

Burton-on-Trent, DE13 0UD

John
German





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£450,000

This large detached home features flexible & stylish accommodation with highlights including a superb kitchen/diner, master suite with dressing room, complemented by lovely landscaped gardens, a wide drive and garage. All beautifully presented, ready to move into & perfect for a large family.

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Situated on a popular modern development off Reservoir Road is this superb home offering a stylish interior ready to move into. The spacious accommodation is arranged over three floors, with plenty of space throughout, perfect for a large family together with being well placed for schools, the train station, shops, amenities and the town centre.

The front entrance door opens into a large reception hallway with a useful understairs storage cupboard and doors leading off to the ground floor accommodation and the guest's cloakroom/WC.

On your right is a lovely reception room making an ideal home office/TV room/snug or sixth bedroom if needed, with a window framing views to front.

Across the back of the house on the ground floor is a large open plan living/dining kitchen with a good size dining area with French doors opening out to the rear gardens. The well appointed breakfast kitchen has a range base and eye level units, worksurfaces, breakfast bar, integrated oven, hob, extractor and dishwasher. A window frames views to rear and a door leads off to a useful utility room with fitted units and space for a washing machine.

The first floor landing has doors leading off to further accommodation including a superb spacious lounge with plenty of room for the family to get together, with three windows framing views to the front.

Across the landing there are two good size bedrooms, one is currently used as a playroom and the other as a TV room/snug, both offering the versatility to be used as double sized bedrooms and enjoy views to the rear.

Completing the first floor accommodation is a well appointed family bathroom with a bath, separate shower cubicle, pedestal wash hand basin and WC.

To the second floor is the exceptional master suite and two further bedrooms. The master bedroom features a large bedroom area with skylight leading through into a good sized dressing room with fitted mirrored wardrobes and further onto a spacious en-suite with shower cubicle, wash hand basin and WC.

Bedroom two on this floor is a large double with fitted wardrobes and a sky light while bedroom three is a good size single, again with a sky light.

To the front is a wide block paved drive providing parking for three cars and the integral garage ideal for extra storage, hobby space or as a workshop.

The rear garden is a fabulous highlight of this home and has been stylishly landscaped with a paved terrace ready for garden furniture, artificial grass for easy maintenance and a kids play area at the end of the garden.

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, currently £105.66 per annum.

Property construction: Standard

Parking: Drive & integral 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 E

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

Our Ref: JGA/16092026

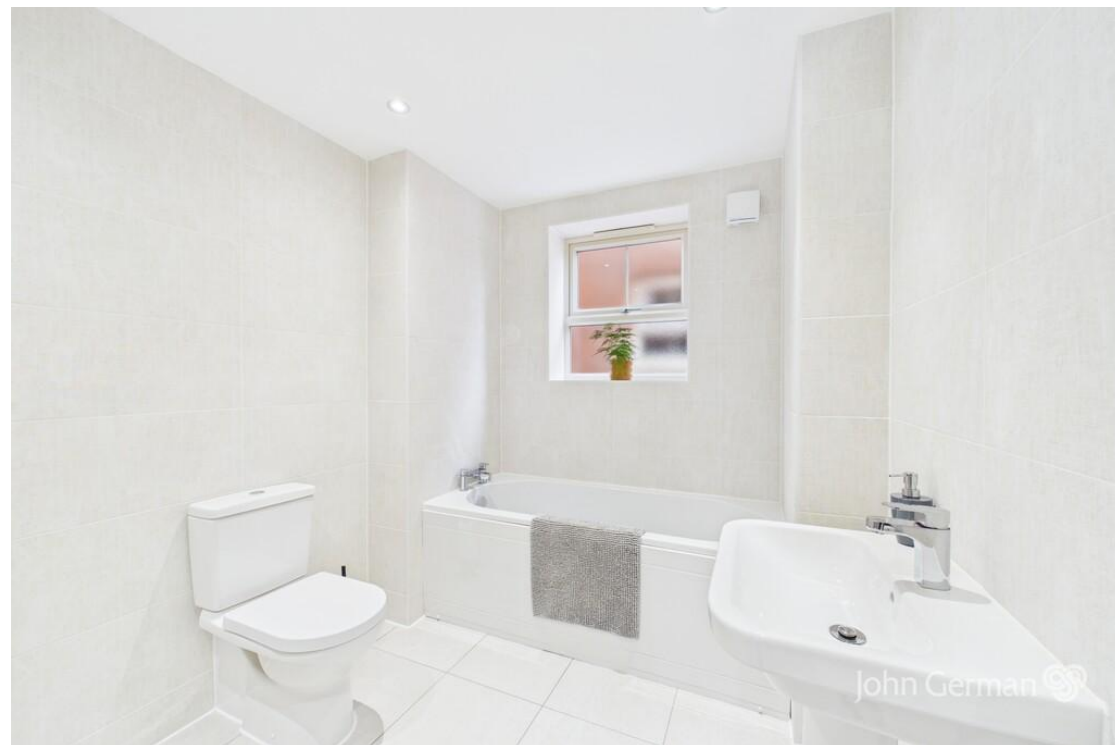
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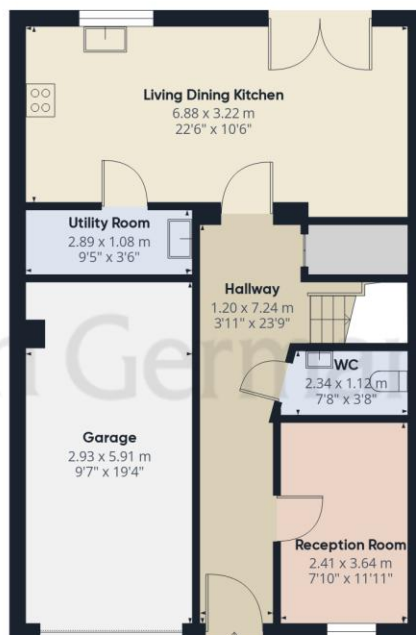




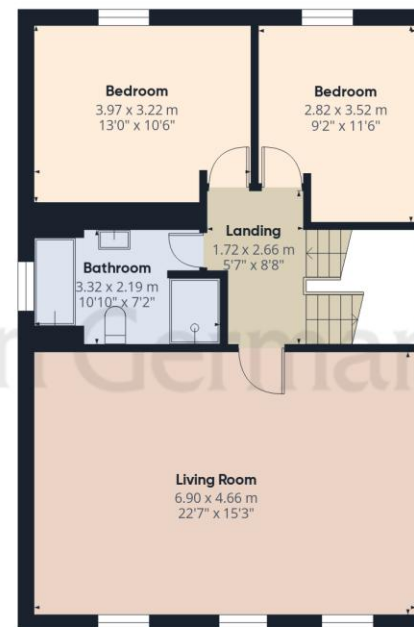


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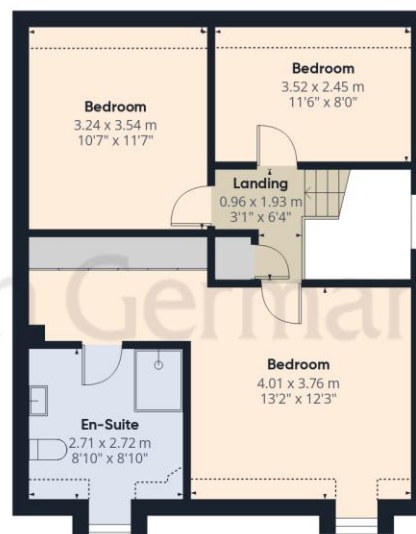




Ground Floor



Floor 1



Floor 2



Approximate total area⁽¹⁾

184.4 m²

1983 ft²

Reduced headroom

4.1 m²

45 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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Agents' Notes

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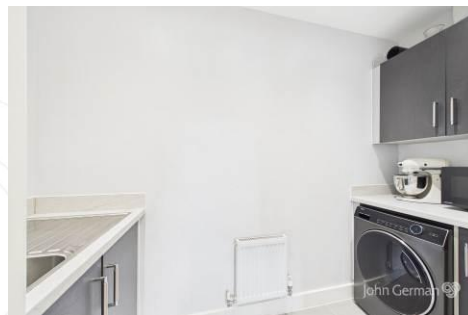
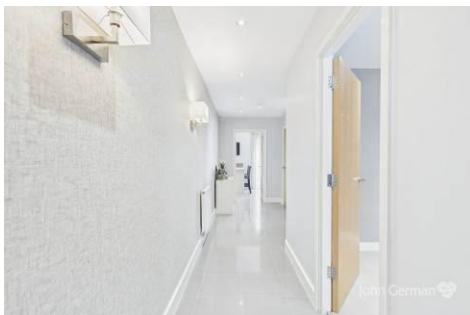
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Score	Energy rating	Current	Potential
92+	A		92 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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
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