

Cricketers Close

Burton-on-Trent, DE15 9EH

John German



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Guide Price £295,000

Situated within a peaceful cul-de-sac this well-proportioned four bedroom detached family home occupies a generous plot and offers versatile accommodation throughout, alongside a thoughtfully arranged rear garden and ample off-road parking.



The property is approached via a driveway to the front providing parking for up to four vehicles, benefitting from an EV charger and giving access to the integral garage, making it well suited to modern family living.

Upon entering the home, you are welcomed by a sizeable entrance hallway which creates an immediate sense of space. The hallway benefits from a useful understairs storage cupboard and provides access to the principal ground floor accommodation including the integral garage, living room, downstairs WC and kitchen. The living room is a comfortable and inviting space, centred around a feature fireplace inset which provides an attractive focal point for the room and creates a cosy setting for relaxing or entertaining. Also located off the hallway is a convenient cloakroom comprising a WC and hand wash basin. Positioned to the rear of the property, the kitchen is fitted with a range of wall and base units complemented by drawers and tiled splashbacks. The layout offers a practical workspace with an oven, induction hob and extractor fan, along with space for a washing machine, dishwasher and fridge freezer. A double sink is positioned beneath the window overlooking the garden, allowing plenty of natural light into the room. Leading directly from the kitchen is the formal dining room, a pleasant space ideal for family meals or entertaining guests. French doors open out to the rear garden, creating a lovely connection between the indoor living space and the outdoor areas. To the first floor the property offers four well-proportioned bedrooms. The fourth bedroom is the smallest and would make an excellent single bedroom, study or hobby room. The third bedroom offers flexibility as either a generous single or a small double bedroom. Bedrooms one and two are both spacious double rooms. The second bedroom comfortably accommodates a double bed alongside additional furniture and also benefits from a useful storage cupboard. The main bedroom is of a similar size and enjoys the added advantage of an en-suite shower room comprising a large shower cubicle, WC and hand wash basin. Serving the remaining bedrooms is the family bathroom, which is fitted with a shower over the bath, WC, hand wash basin and a practical storage cupboard ideal for linen.

Externally, the property continues to impress. The rear garden is particularly versatile and thoughtfully arranged across several areas, creating multiple spaces to relax, entertain and enjoy the outdoors. Immediately to the rear of the property is a raised patio area currently used by the vendors as an outdoor seating space, bordered by wooden trellis panels which could easily be enhanced with climbing plants to create a more private and enclosed setting. Steps lead down to a second patio area which provides further space for outdoor dining, barbecues or even the potential for a hot tub area. This section also features planted borders adding colour and greenery. Beyond this is a lawned area extending to the rear and side of the garden, offering additional outdoor space. The side section features a mature tree which provides a pleasant sense of privacy, along with another seating area ideal for enjoying a quieter corner of the garden or catching the sun at different times of day. At the rear of the garden is a further pebbled section, adding yet another usable outdoor space and enhancing the overall versatility of the garden. Altogether, the outdoor areas provide a variety of spots for relaxing, entertaining and making the most of the generous plot.

The property is located within the popular residential area of Stapenhill, which offers a range of everyday amenities including local shops, schools, parks and leisure facilities. The nearby town centre of Burton upon Trent provides a wider selection of retail outlets, supermarkets, restaurants and transport links. The area is also well known for its green spaces and riverside walks, including the popular Stapenhill Gardens along the banks of the River Trent.

Agents note: There is planning in place for conversion to a 2 child residential home.

It is common for property Titles to contain Covenants, a copy of the Land Registry title is available to view on request.

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 **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 D

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

Our Ref: JGA16032026

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.





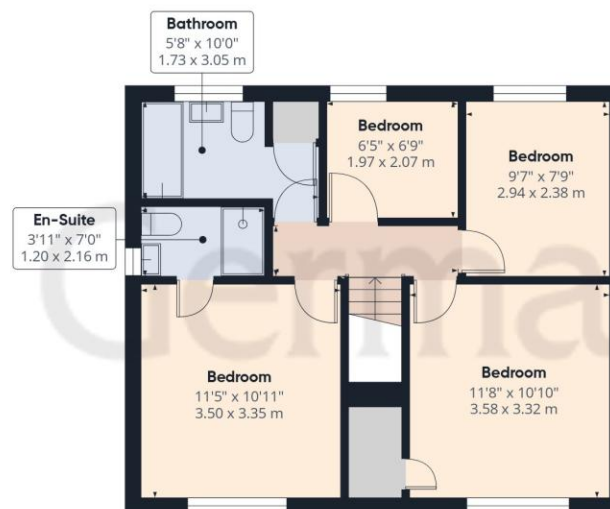


Ground Floor

Approximate total area^m

1082 ft²

100.5 m²



Floor 1



(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.

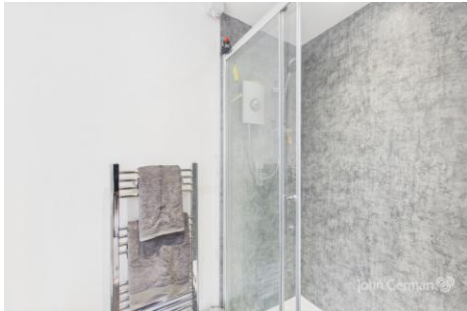
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Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		



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