

Eyam Close

Burton-on-Trent, Staffordshire, DE15 9GF

John German



John German



Eyam Close

Burton-on-Trent, Staffordshire, DE15 9GF

£450,000

Set at the end of a lovely cul-de-sac is this impressive home with views to rear offering a spacious home ideal for a large family featuring three reception rooms, breakfast kitchen, utility, four generous bedrooms (three with air conditioning!), ensuite, family bathroom, drive, double garage with electric doors & established gardens.

Ideal for a large family and those wanting plenty of space in a lovely established location is this superb home. Set at the end of a cul de sac with a wide drive, double garage with twin electric doors and with rear gardens benefiting from superb views across roof tops to the countryside beyond, plus you can stay cool in the summer with three of the bedrooms being air conditioned!

The location is ideal with schools for all ages close by including Violet Way and Paulet, with the town centre, supermarkets and shops all in easy reach.

The front door opens into a large hall creating a light and airy feel from the start with stairs and doors leading off.

The spacious lounge has garden views, a fireplace and French doors opening out to rear. A double doorway opens into a good size dining room again with garden views and a door returning to the hall.

Next is the good size home office/study which could be an ideal teenager's snug.

There is a well-appointed kitchen fitted with a range of units with an integrated oven and hob, with space for further appliances with windows to the side and front. Off the kitchen is a utility with additional units and appliance space and a door to the side access adding a practical extra entrance.

Completing the ground is the guest WC fitted with vanity units.

Stairs rise to the first floor where the landing is spacious with a good size airing cupboard and a window on the stairwell adding natural light.

The upstairs is geared up for hot summer weather with three of the four bedrooms having the amazing benefit of 'Bosch' air conditioning. The master bedroom offers a huge space with a window framing views and a good size ensuite shower room.

Bedrooms two, three and four all share a well appointed family bathroom.

Outside, to the rear the garden is laid mainly to lawn with a deck and pergola ideal for garden furniture, with lovely views beyond the garden. There is practical side space for bin storage etc.

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: 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: JGA02062026

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.





John German





John German





Ground Floor



Approximate total area⁽¹⁾

160.3 m²
 1727 ft²

Balconies and terraces

31.7 m²
 341 ft²

Reduced headroom

0.4 m²
 4 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.





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	73 C	78 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



