

Yarrow Close

Burton-on-Trent, DE15 9JT

John German



John German



Yarrow Close

Burton-on-Trent, DE15 9JT

£425,000

Set within the ever-popular Brizlincote Valley, this three bedroom detached bungalow extends to approximately 1,128 sq ft (104.9 sq m) and offers well-proportioned accommodation, attractive gardens and excellent versatility. Offered for sale with no upward chain, the property is neutrally decorated throughout and ready to move straight into.



John German

Upon entering the generously sized welcoming hallway provides access to the principal accommodation, with two useful storage cupboards ideal for coats, shoes and household essentials. To the front of the property is the spacious living room, featuring a lovely bay window which fills the room with natural light, together with a characterful feature fireplace creating an attractive focal point. The master bedroom is positioned to the right of the entrance hall and is a generous double bedroom, complete with fitted storage, a double fitted wardrobe and a private en-suite shower room, comprising shower cubicle, WC and wash hand basin. Following the hallway around to the rear of the property is the impressive kitchen/diner, benefiting from a further bay window overlooking the garden. The kitchen is well equipped with a range of wall and base units, ample worktop space, drawers, integrated fridge, integrated dishwasher, eye-level double oven, induction hob, extractor fan and double sink. There is also space for a small dining table and chairs, creating a practical area for everyday dining. Off the kitchen is a useful utility room, providing additional storage, a further sink and space for a washing machine. The second bedroom is another generously proportioned double room with fitted storage, whilst the third bedroom provides excellent flexibility and would make an ideal single bedroom, home office, study or snug. Double doors open directly onto the rear garden, making this a particularly versatile space. Completing the accommodation is the family bathroom, fitted with a shower over the bath, WC and wash hand basin.

Externally, the property is approached via a large driveway providing off-road parking for several vehicles, together with a small front garden beautifully planted with established bushes and greenery. The property also benefits from a garage. To the rear is a particularly attractive and private garden. A large patio provides an excellent area for outdoor seating and entertaining, with steps leading up to a lawn bordered by mature shrubs and established planting. An additional staircase to the rear leads to a further elevated and secluded garden area, enjoying lovely views across the surrounding fields and countryside.

Yarrow Close is situated within the desirable Brizincote Valley, a popular residential area on the south-eastern side of Burton upon Trent. The location combines a semi-rural setting with convenient access to everyday amenities, with nearby Stapenhill offering local shops, convenience stores, schools and public transport. Burton town centre provides a wider selection of shops, restaurants, leisure facilities and services. The surrounding Brizincote area is particularly appealing for those who enjoy the outdoors, with Brizincote Nature Walk, Red Hill Woodlands, Tower Woods and nearby Stapenhill Gardens providing opportunities for walking and enjoying the countryside.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Property construction: Standard

Parking: Drive & garage

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: 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

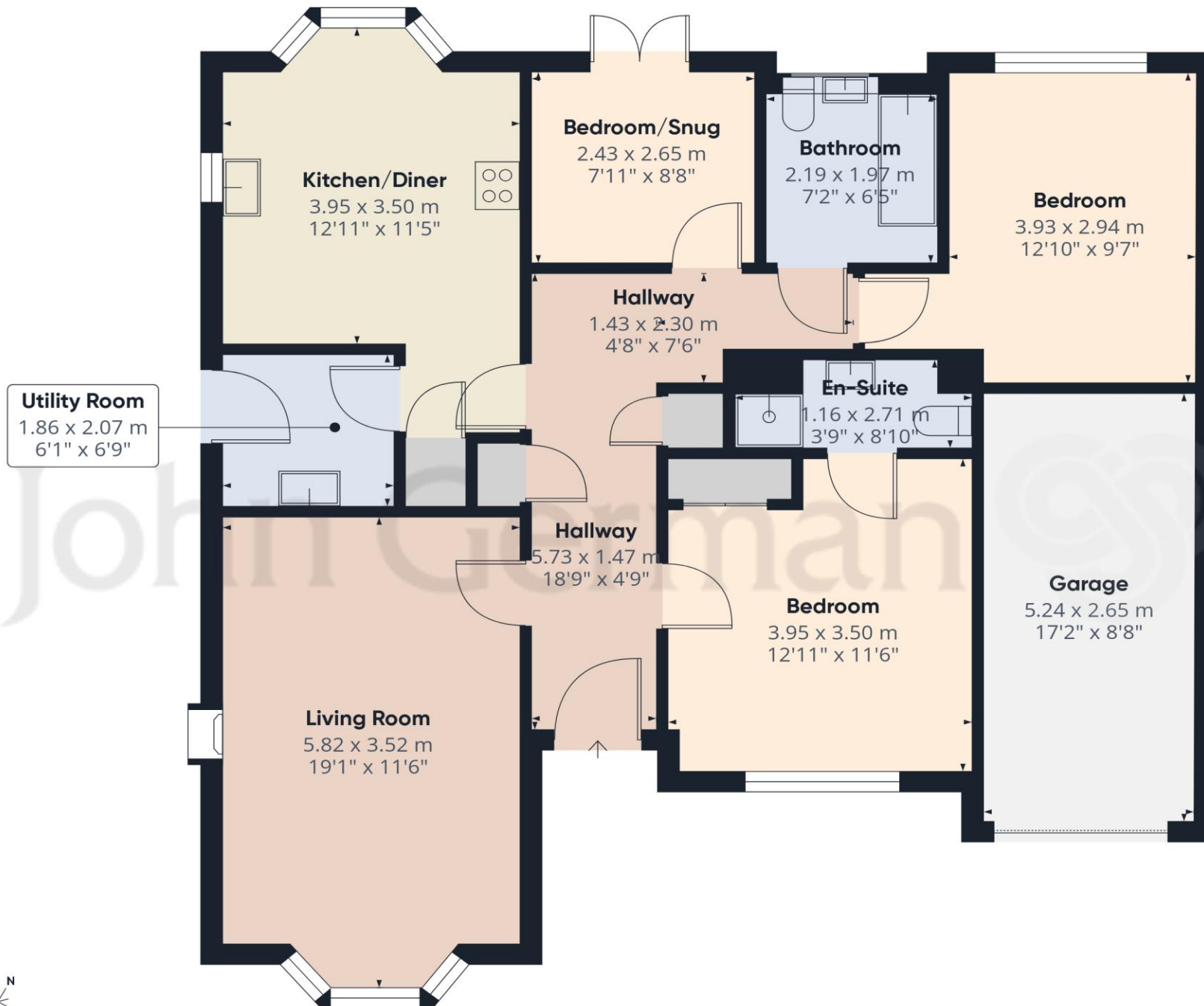
Our Ref: JGA/20082026

Please note: It is quite common for some properties to have a Ring doorbell and internal recording devices.

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.







Approximate total area⁽¹⁾

104.9 m²

1128 ft²

(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		
81-91	B		
69-80	C	75 C	79 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

