

Hopmeadow Way

Burton-on-Trent, DE15 9FP

John German



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Guide Price £315,000

A well-presented four-bedroom detached home with a tiered rear garden, integral garage and generous living accommodation, situated on Hopmeadow Way in the popular Stapenhill area of Burton-on-Trent.

The property is approached via a driveway providing off-road parking and access to the integral garage. A welcoming entrance hallway leads into the ground floor accommodation, with the principal reception rooms offering a practical and versatile layout. The living room is a generous space, featuring a fireplace as a focal point and providing a comfortable setting for relaxation. The room opens into the dining room, creating a natural flow between the two reception areas. From the dining room, doors lead into the conservatory, which offers a further reception space and enjoys views over the rear garden. The kitchen is fitted with a range of wall and base units, drawers, oven, gas hob and extractor fan, together with space for the usual kitchen appliances. Off the kitchen is a useful utility space, while a downstairs WC adds convenience to the ground floor.

To the first floor are four well-proportioned bedrooms. Three are double bedrooms, providing excellent flexibility for a family or those requiring additional accommodation. The fourth bedroom is a generous single bedroom, which would also make an ideal study or home office. The principal bedroom benefits from an en-suite, with a further family bathroom serving the remaining bedrooms.

Outside, the rear garden is a particularly appealing feature of the property. An initial patio area provides space for outdoor dining and entertaining, leading onto a tiered garden with lawn, planting and mature shrubs. To the rear is an elevated seating area, offering a pleasant spot to sit and enjoy the garden. The layout provides a good balance of lawn and established planting, with scope for the new owners to personalise the space to suit their needs.

Situated on Hopmeadow Way, the property is well placed for access to the amenities of Stapenhill, including local shops and everyday conveniences. Burton-on-Trent town centre is within easy reach, offering a wider selection of shops, supermarkets, restaurants, leisure facilities and transport links. The area also benefits from a range of local schools, making it a practical choice for families. The property is also conveniently located for access to the A38, providing road links towards Derby, Lichfield and beyond.

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: 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

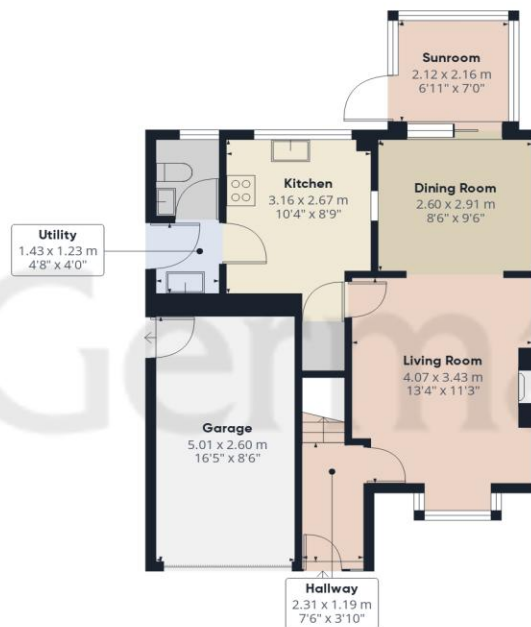
Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/08092026

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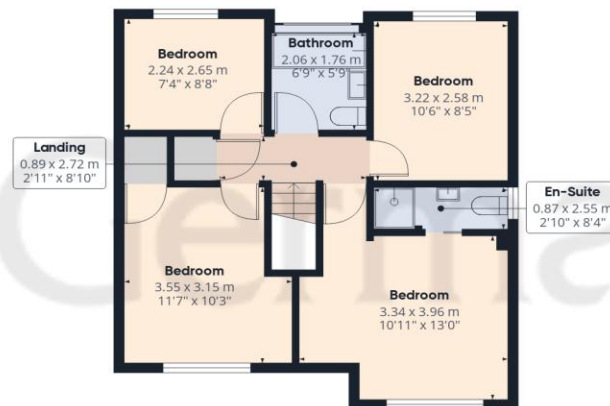


Ground Floor

Approximate total area⁽¹⁾

106.9 m²

1152 ft²



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.

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
55-68	D	67 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
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JohnGerman.co.uk Sales and Lettings Agent

