

Eyam Close

Burton-on-Trent, Staffordshire, DE15 9GF

John German





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£435,000



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.

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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

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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

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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.

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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		



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