Darley Close

Stapenhill, Burton-on-Trent, DE15 9GJ

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£350,000

Standing on a lovely plot is this light detached family home in the well sought after and established Brizlincote Valley being well placed for schools. With two reception rooms, breakfast kitchen plus a utility, four bedrooms, en-suite, bathroom, wide drive and good size gardens.

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Set in a lovely and popular location this detached family home is well placed for schools, green spaces and walks together with a Tesco convenience store and pubs just a walk away.

To the front there is a double drive offering ample parking and a single integral garage which is also ideal as a workshop/hobby or storage space or even the potential subject to permissions to create more living space.

The hall provides a welcoming entrance with stairs and doors leading off. The lounge has a bay window framing views to front, a fireplace adding a focal point and double doors linking to the dining room with in turn has patio doors opening out to the rear gardens.

The 'L' shape breakfast kitchen is fitted with a range of units, an integrated oven and hob, space for a breakfast table and windows framing garden views. There is also a handy utility room with additional appliance space and a door to the side access.

On the first floor there are four bedrooms, a large master with en-suite, bedrooms two and three are both doubles along with a good size fourth bedroom which could also make a home office. Completing first floor is the family bathroom.

The beautifully maintained rear garden is a good size featuring a paved patio area with adjacent shaped lawn and steps down to a slightly lower lawn all surrounded by abundantly stocked and established display beds and borders. A handy side gate provides access to the front.

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: 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: JGA/14082026
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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.



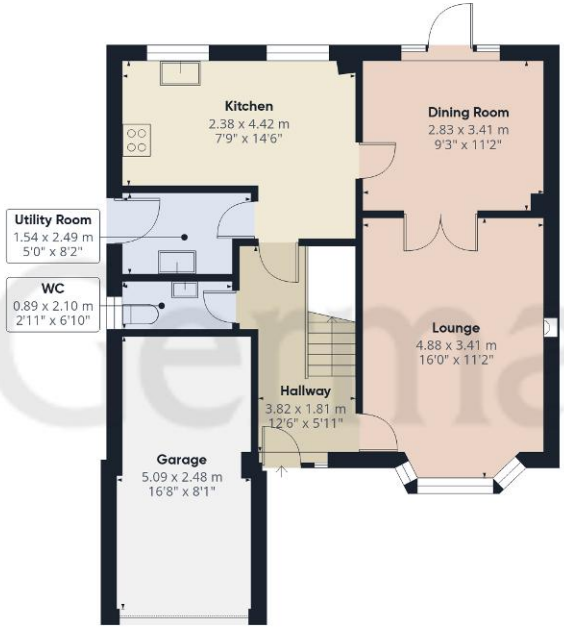



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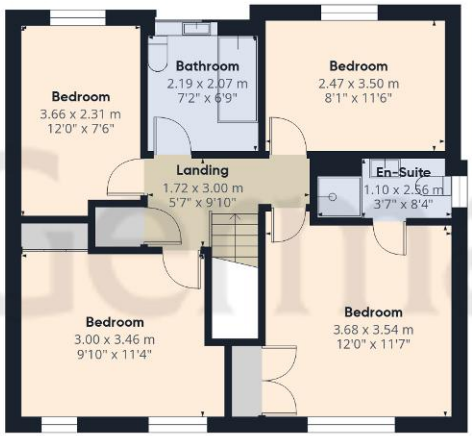

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Ground Floor





Floor 1

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Approximate total area(1)

120 m²

1293 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

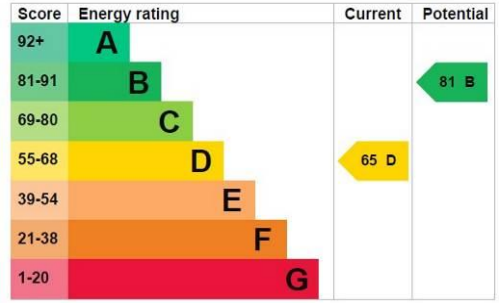
These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. 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.



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