

# Claymills Close

Burton-on-Trent, DE15 9PB

John German





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£385,000

This stunning family home features an elegantly styled interior with a luxurious feel and a well designed layout including a living room with media wall, amazing kitchen/diner opening out to gardens, utility, four generous bedrooms, ensuite, garage, drive and a car charging point.

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Built by Strata homes to their Stockholm design with an upgraded interior, this really is an outstanding family home with an elegant and luxurious feel throughout. Featuring high ceilings, a double width drive, car charging point and a lovely rear garden with a recently added paved terrace. Set on a popular modern development that is perfectly placed for schools and amenities together with plenty of green space on your doorstep for walks.

**Accommodation** - A spacious and welcoming reception hall has a high ceiling creating a light and spacious entrance, tiled floor and staircase to the first floor. To the left is a spacious lounge with views to the front and a feature 'media wall' with preparation for a television and a contemporary fireplace creating a superb focal point.

To the rear the kitchen/diner is a real highlight of this home, perfect for families and entertaining with French doors opening out to the garden. It is beautifully finished with a range of stylish units complemented by quality worktops and splash back. Integrated appliances include an hob, oven, fridge/freezer, dishwasher and wine cooler. Off the kitchen is a large utility room with matching units and additional appliance space, plus a practical door out to the rear garden.

On the first floor are four double bedrooms including the impressive master bedroom, with a bank of full height built in wardrobes and its own luxury fully tiled en-suite shower room. There are three further double bedrooms that share the contemporary main family bathroom.

**Outside** - The property has a double width driveway with the benefit of an electric car charging point and access to the large integral single garage. The rear garden has been professionally landscaped with a deep patio area ideal for entertaining, low maintenance beds and a shaped lawn.

**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.

We understand there is an estate management fee payable to Meadfleet, currently around £200 per annum.

**Property construction:** Standard

**Parking:** Drive and 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](http://www.gov.uk/government/organisations/environment-agency)

**Our Ref:** JGA/10032026

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.

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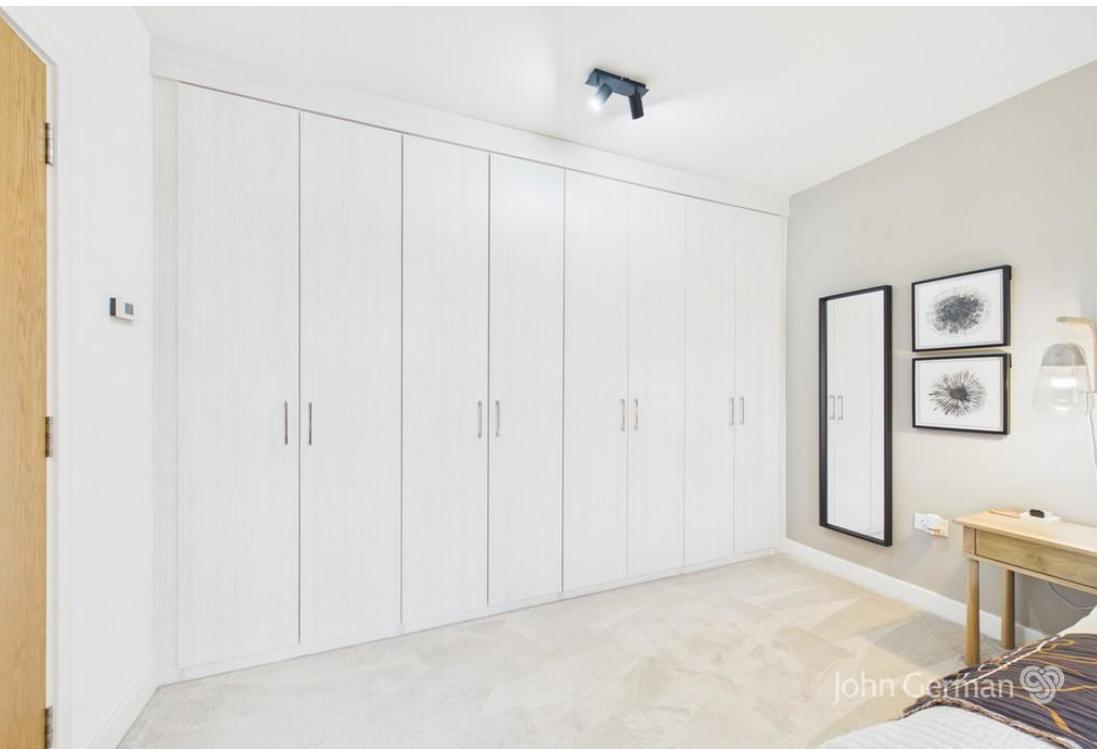


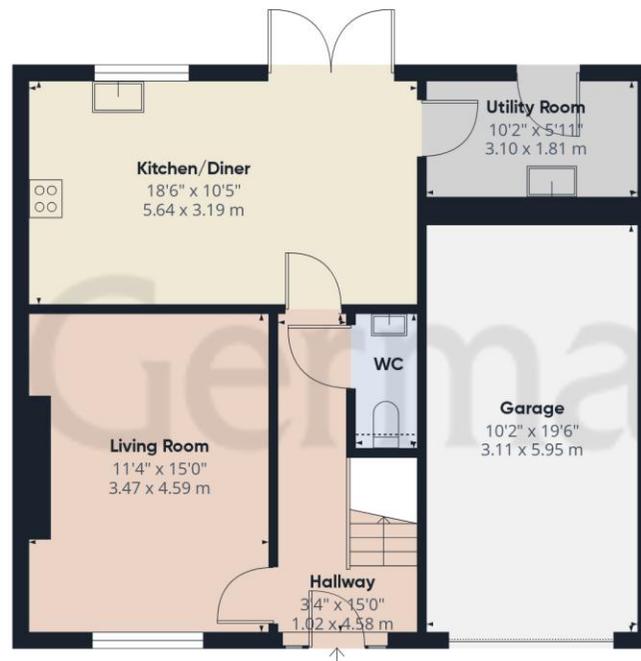
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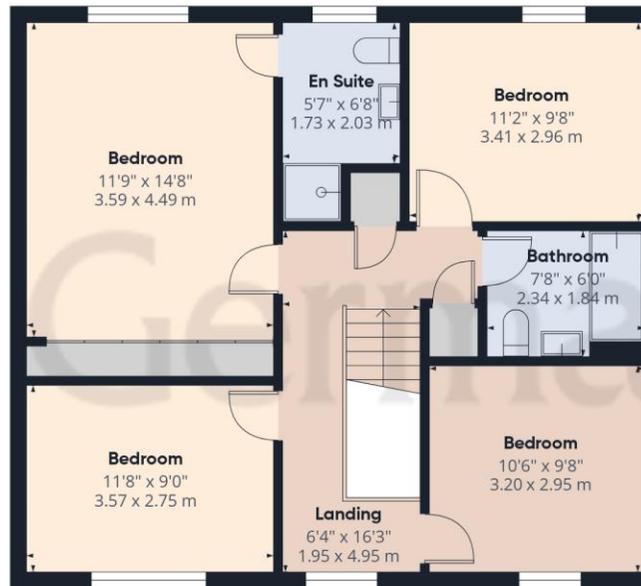


John Gerrard





Ground Floor



Floor 1



**Approximate total area<sup>(1)</sup>**

1431 ft<sup>2</sup>

133.1 m<sup>2</sup>

**Reduced headroom**

2 ft<sup>2</sup>

0.2 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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.

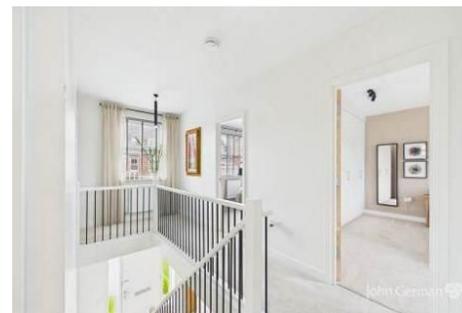
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**Conveyancing Services** - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

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Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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