

Chestnut Close

Burton-on-Trent, DE14 2FX

John German



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£425,000

This superb home with wonderful far reaching views to rear offers superb space for a growing family with highlights including a spacious hall, stylish lounge, huge kitchen/dining/living space opening out to gardens, utility, ground floor bedroom, four first floor bedrooms, lovely master with dressing room & ensuite, gardens & a generous drive with charging point.

Set in a lovely cul de sac is this superb home with a stylish interior offering the rare combination of a modern home with countryside views and southerly facing rear gardens.

Ideal for a family wanting plenty of well-designed space, the house has a wide drive with charging point and lovely gardens backing onto a field with shaped lawns, borders and a paved terrace ideal for garden furniture.

The hall is spacious with storage under stairs and doors leading off. The lounge is an ideal space to relax in with a bay window framing views to front. Across the hall is the fifth bedroom created by a garage conversion, a generous double which could also be an ideal home office or family room adding extra flexibility.

Across the rear of the house is an amazing open plan kitchen/dining/living space. The living/dining area has plenty of space for sofas and a dining table with French doors to rear, the kitchen is well appointed with a range of units with quality worksurfaces and breakfast bar, an integrated hob, oven, fridge/freezer and dishwasher. Off the kitchen is useful and good size utility with fitted units and a door to the side access.

The landing has doors leading off to four bedrooms, The master impresses with the luxury of a dressing area with fitted wardrobes and a modern ensuite shower room. Bedrooms two, three and four are all doubles sharing a well-appointed family bathroom with both a bath and separate shower ideal for busy mornings.

The house built by Davidsons homes is set on a popular modern development with green spaces, parks and paths ideal for getting outdoors, together with being just a short drive from shops and the town centre.

We understand there is an estate management fee of £tbc

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

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: JGA07072026

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.

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.





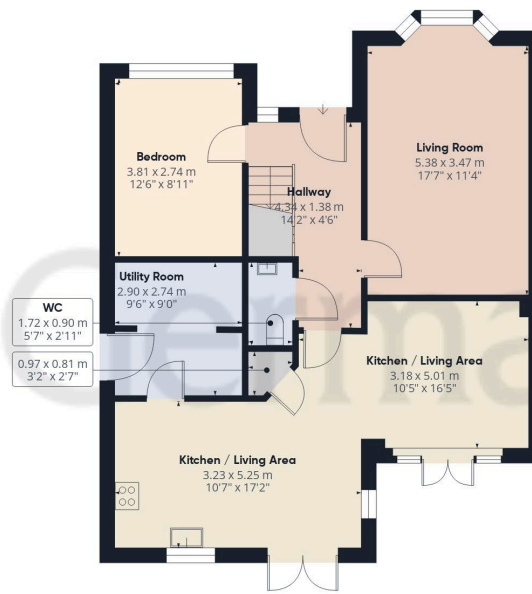




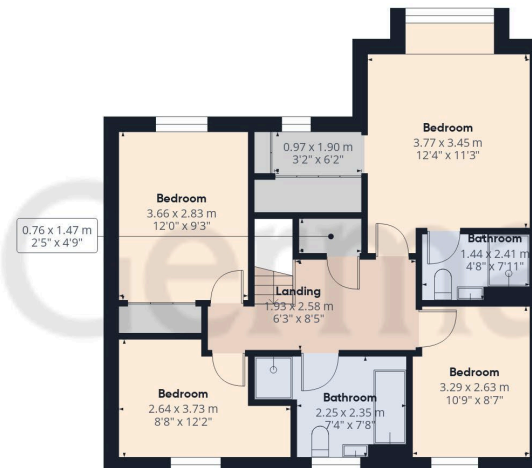


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Ground Floor



Floor 1



Approximate total area⁽¹⁾

145.7 m²

1565 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.

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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		92 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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