

Ashdale Close

Burton-on-Trent, DE15 9HN

John German 



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Burton-on-Trent, DE15 9HN

Asking Price Of £395,000

NO UPWARD CHAIN

Occupying a generous plot tucked away in the corner of a quiet cul-de-sac within the highly regarded Brizlincote Valley, this substantial four-bedroom detached family home offers an impressive 1,750 sq. ft. of flexible and well-proportioned living accommodation. Enjoying fantastic views.

Occupying a generous plot and tucked away in the corner of a quiet cul-de-sac on Ashdale Close, within the highly regarded Brizlincote Valley area of Burton upon Trent, this substantial four-bedroom detached family home offers an impressive 1,750 sq. ft. (162.7 sq. m.) of flexible and well-proportioned living accommodation. Enjoying fantastic, elevated views from the first floor and rear garden, the property is offered for sale with no upward chain and presents an excellent opportunity for buyers seeking a spacious home with scope for modernisation.

The ground floor is thoughtfully arranged, beginning with a welcoming entrance hallway that provides access to the principal reception spaces. A separate dining room offers a more formal entertaining area, while the main living room is particularly generous in size, ideal for both relaxing and hosting. This space flows seamlessly into a bright and airy sunroom, enhancing the sense of space and providing direct access to the garden. A further reception room, currently utilised as a home office, offers excellent versatility and could easily function as a playroom, snug, or additional sitting room. The kitchen is well-equipped with a range of wall and base units and benefits from a double oven, integrated microwave, and gas hob with extractor over. A separate utility room adds practicality, offering space for a washing machine, tumble dryer, and American-style fridge freezer. A convenient ground floor WC completes the downstairs accommodation.

To the first floor, a central landing leads to four well-proportioned bedrooms. The principal bedroom benefits from a modern en suite comprising a walk-in double shower, WC, and hand wash basin. The second bedroom includes fitted storage, while the remaining bedrooms are well-served by the family bathroom, which comprises a bath with shower over, WC, and hand wash basin.

Externally, the property truly excels. Set within a generous plot, the wrap-around garden offers a variety of spaces to enjoy, including patio seating areas, a raised lawn with far-reaching views, and well-maintained sections of lawn bordered by mature shrubs and trees. There is also a charming pond, vegetable patches, and steps leading down to a gate providing access to the main road. The garden continues to the side and front, creating a sense of openness and privacy. Further benefits include a double garage with an adjoining workshop, as well as a long and wide driveway providing off-road parking for multiple vehicles.

Positioned in a peaceful cul-de-sac yet within easy reach of local amenities, schools, and transport links, this spacious and adaptable home is a must-view to fully appreciate the space, setting, and potential on offer.

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 & double garage

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Gas

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband and 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 E

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

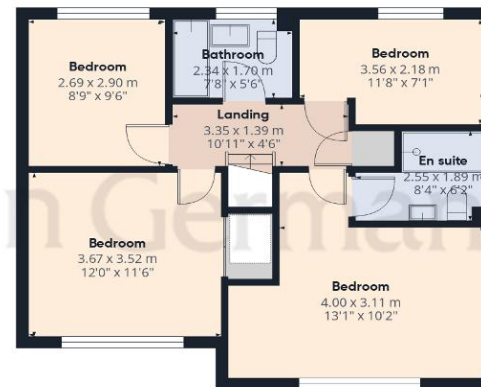
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Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

162.7 m²

1750 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

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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.

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	72 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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