Darley Close

Stapenhill, Burton-on-Trent, DE15 9GJ




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Stapenhill, Burton-on-Trent, DE15 9GJ

Asking Price Of £375,000

Situated within the highly sought-after Brizlincote Valley development, this well-presented four-bedroom detached family home is offered for sale with no upward chain. Occupying a generous plot with an attached garage, driveway, spacious front garden and private rear garden.

The property offers well-proportioned accommodation throughout and has been neutrally decorated, allowing the next owners to move straight in and make it their own.

Brizlincote Valley remains one of Burton upon Trent's most desirable residential locations, particularly popular with families thanks to its excellent range of nearby amenities, highly regarded schooling and picturesque countryside walks. A selection of local shops, supermarkets, healthcare facilities and leisure amenities are all within easy reach, whilst Burton town centre offers a wider range of shopping, restaurants and transport links. The nearby A38 provides convenient access to Derby, Lichfield and Birmingham, making this an ideal location for commuters.

The accommodation begins with a welcoming entrance hallway, complete with an understairs storage cupboard, providing useful everyday storage. Positioned to the front of the property is the spacious living room, where a bay window fills the room with natural light and a feature fireplace creates an attractive focal point. Double doors open through to the separate dining room, offering flexibility to either create an open-plan entertaining space or close the rooms off for more formal occasions. The dining room comfortably accommodates a family dining table and chairs and enjoys direct access into the adjoining sun room, creating an additional reception area that overlooks the rear garden and provides the perfect spot to relax throughout the year.

To the rear of the property is the well-equipped kitchen, fitted with a range of wall and base units, drawers and generous worktop space, including a practical curved preparation area. Integrated appliances include a dishwasher and eye-level double oven, alongside a gas hob with extractor hood above. There is also space for an American-style fridge freezer and room for a small breakfast table, whilst two windows overlook the rear garden, creating a bright and airy feel. Leading from the kitchen is a useful utility room offering additional wall and base units, a secondary sink, space for a washing machine and an external door providing access to the garden. Completing the ground floor is a guest cloakroom fitted with a WC and hand wash basin.

The first floor offers four well-proportioned bedrooms. The principal bedroom is a generous double, benefiting from fitted double wardrobes, ample space for additional furniture and a private en-suite shower room comprising a shower cubicle, WC and hand wash basin. Bedroom two is similarly spacious and also features fitted double wardrobes, making it an excellent guest room or second principal bedroom. Bedrooms three and four are both versatile rooms that can comfortably accommodate double beds if required, whilst also lending themselves perfectly as children's bedrooms, a home office or hobby room depending on individual requirements.

Serving the remaining bedrooms is the family bathroom, fitted with a panelled bath with shower over, WC, hand wash basin, heated towel radiator and useful fitted storage. The room is tiled from floor to ceiling, providing a smart finish that is both practical and easy to maintain. An airing cupboard located on the landing offers further storage for towels, bedding and household essentials.

Externally, the rear garden has been designed with family living in mind, featuring an initial patio seating area ideal for outdoor dining and entertaining, with the remainder laid mainly to lawn. Mature trees and established shrubs surround the garden, creating a pleasant level of privacy and a lovely setting to enjoy throughout the seasons. To the front, a driveway provides off-road parking and leads to the attached single garage. In addition, the generous front garden offers further green space and, subject to any necessary permissions, presents potential for additional off-road parking should it be required.

Offered for sale with no upward chain, this spacious detached home combines generous family accommodation, a sought-after location and move-in ready presentation, making it an excellent opportunity for buyers looking to settle within one of Burton upon Trent's most established and desirable residential developments.



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 and garage
Electricity supply: Mains
Water supply: Mains
Sewerage: Mains
Heating: Mains
(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/24072026

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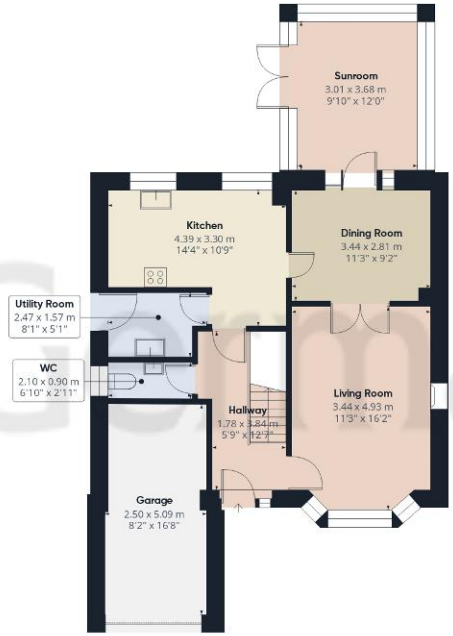
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Ground Floor





Floor 1

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Approximate total area(1)

129 m²

1389 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

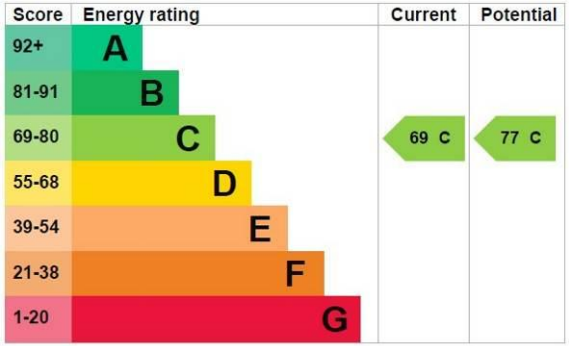
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