

**10 Ashdale
Close
Burton-On-Trent
DE15 9HN**

Price £400,000



- BEAUTIFULLY PRESENTED
- FOUR GOOD-SIZED BEDROOMS
- PRINCIPAL WITH ENSUITE AND FITTED WARDROBES
- DUAL ASPECT LOUNGE
- SPACIOUS DINING ROOM
- MODERN FITTED KITCHEN
- UTILITY
- FAMILY BATHROOM
- DOUBLE GARAGE
- LOVELY GARDENS WITH FRUIT TREES

GENERAL INFORMATION
THE PROPERTY





Sitting in a lovely, quiet corner location on the popular Ashdale Close, this beautifully presented four-bedroom detached house is not to be missed. Set on a generous plot, the property offers a spacious, inviting atmosphere, perfect for family living. The home features neutral decor throughout, allowing for a seamless blend of style and comfort.

As you enter, you are greeted by light, bright hallway with stairs off to the first floor, a dual aspect lounge that is bathed in natural light, leading to a charming conservatory that offers a tranquil space to relax. The large dining room, complete with space for a small sofa, is ideal for entertaining guests or for family meals. The modern fitted kitchen is well-equipped, making it a delight for any home cook. Additionally, the property includes a utility room and a convenient guest cloakroom.

Upstairs, you will find four good-sized bedrooms, each offering ample space and comfort. The principal bedroom is particularly impressive, featuring an en suite shower and modern fitted wardrobes, providing both privacy and convenience. A stylish family bathroom serves the

remaining bedrooms.

Outside, the non-overlooked private gardens have been attractively landscaped, creating a serene outdoor retreat. The property also benefits from ample parking for vehicles and a double garage, making it practical for families or those with multiple cars.

This delightful home is perfect for those seeking a spacious and well-appointed residence in a peaceful setting. Don't miss the opportunity to make this lovely property your own.

LOCATION

Ashdale Close is conveniently situated close to schooling at all ages and to the amenities of the surrounding area, which include a co-op, post office with cafe, eateries, doctors, and a pharmacy.

There are countryside and river side walks and the town centre of Burton upon Trent is just a short drive away.

GROUND FLOOR

ACCOMMODATION

Contemporary style entrance door with two glazed side panels open into a light and airy hallway.

HALLWAY

2.08m x 3.66m (6'9" x 12'0")

Has a useful under stairs storage cupboard, solid oak flooring, door to dining room, door to lounge, opening through to kitchen and a further door that opens to the guest cloakroom.

CLOAKROOM

1.03m x 2.25m (3'4" x 7'4")

Has an obscure window to the rear aspect, W.C., hand wash basin set within a vanity unit with glass splashback, there is a ceiling light point and radiator.

LOUNGE

6.42m x 3.61m max 3.49m min (21'0" x 11'10" max 11'5" min)

Has a lovely square bay window to the front aspect, French doors with glazed screens lead out into the conservatory, there is coving to ceiling, contemporary style fire surround with electric fire inset, recessed ceiling down lights, wall light points and ceiling light points.

CONSERVATORY

3.33m x 3.09m (10'11" x 10'1")

Has French doors leading out onto the rear patio, radiator, power and wood effect flooring.



DINING ROOM

5.07m x 2.83m max 2.54m min (16'7" x 9'3" max 8'3" min)
This attractive space has a window to the side aspect, French doors that lead out onto the rear patio with views over the garden, there are recessed ceiling down lights, coving to ceiling, attractive tiled flooring, radiator and a door leading through to the utility room.

KITCHEN

3.48m x 2.84m (11'5" x 9'3")
This attractively fitted kitchen has a good range of base cupboards, drawers and wall mounted cabinets, worktops incorporate a contemporary black sink with matching mixer taps, there is space for a range cooker, space for fridge freezer and an integrated dishwasher, a window looks out over the front garden, there is a ceiling light point, coving to ceiling and oak flooring which continues through into the hallway.

UTILITY ROOM

1.50m x 2.94m (4'11" x 9'7")
This beautiful space has space for washing machine, tumble dryer, additional fridge or fridge freezer, the domestic hot water Glow worm central heating boiler is housed here, there is a range of wall mounted cabinets and matching base units, worktops incorporate a sink with mixer tap, there is a window looking out over the garden and a door giving access out onto the patio.

FIRST FLOOR

Stairs rise to:

LANDING

Having loft access point, ceiling light point and large built in airing cupboard which also houses the domestic hot water and central heating tank.

BEDROOM ONE

4m max 3.09m min x 4.03m min 4.49m max (13'1" max 10'1" min x 13'2" min 14'8" max)
This lovely spacious room has a large window looking out to the front aspect, a good range of built in wardrobes which provide hanging space and shelving, there are over head cabinets, oak flooring, radiator and ceiling light point, a door leads through to the ensuite shower room.

ENSUITE SHOWER ROOM

2.61m max 1.69m min x 1.86m (8'6" max 5'6" min x 6'1")
Is equipped with a large shower cubicle with a Triton electric shower, W.C. and hand wash basin with vanity unit and storage below, there are attractive tiled walls, heated chrome towel rail, recessed ceiling down lights and an obscure window to the side aspect.

BEDROOM TWO

3.65m x 3.45m to window (11'11" x 11'3" to window)
Has a large window to the front aspect, radiator, ceiling light point and built in over stair storage.

BEDROOM THREE

2.90m to window x 2.71m (9'6" to window x 8'10")
Has a window to the rear aspect, ceiling light point and radiator.

BEDROOM FOUR

2.19m to window x 3.55m (7'2" to window x 11'7")
Has a window to the rear aspect, radiator and ceiling light point.

FAMILY BATHROOM

2.35m x 1.67m to window (7'8" x 5'5" to window)
Is attractively fitted with a panelled bath with mixer taps and separate power shower that runs off the hot water system with glazed screen, built in W.C. and hand wash basin, there is a window to the rear aspect, recessed ceiling down lights, chrome heated towel rail and attractive tiled flooring and walls.

OUTSIDE

The property sits on a superb corner plot with an attractive front lawn with large herbaceous borders and a selection of trees including fruit trees, there is a large block paved driveway providing ample parking and leading to the garage. A path leads down the side of the property and opens up into the rear garden which has a paved patio area with lawn and three steps leading down to a lower lawn area with a further patio area. There are large mature shrub borders and views over the surrounding town and hills beyond.

DOUBLE GARAGE

Having up and over doors, power and light.

AGENTS NOTES

If you have accessibility needs, please contact the office before viewing this property.



If a property is within a conservation area, please be aware that Conservation Areas are protected places of historic and architectural value. These are also designated by local planning authorities. Removing trees in a Conservation area requires permission from the relevant authority, subject to certain exclusions.

TENURE

FREEHOLD - Our client advises us that the property is freehold. Should you proceed with the purchase of this property this must be verified by your solicitor.

CONSTRUCTION

Standard Brick Construction

CURRENT UTILITY SUPPLIERS

Gas
Electric
Water - Mains
Sewage - Mains
Broadband supplier

BROAD BAND SPEEDS

Please note the property currently has Full fibre optic broadband. Please check with Ofcom, and for further information, the Open Reach web site. Links are provided for your information

<https://checker.ofcom.org.uk/en-gb/broadband-coverage>
<https://www.openreach.com/>

FLOOD DEFENCE

We advise all potential buyers to ensure they have read the environmental website regarding flood defence in the area.
<https://www.gov.uk/check-long-term-flood-risk>

<https://www.gov.uk/government/organisations/environment-agency>

<http://www.gov.uk/>

MONEY LAUNDERING & ID CHECKS

BY LAW, WE ARE REQUIRED TO COMPLY WITH THE MONEY LAUNDERING, TERRORIST FINANCING AND TRANSFER OF FUNDS REGULATION 2017.

IN ORDER FOR US TO ADHERE TO THESE REGULATIONS, WE ARE REQUIRED TO COMPLETE ANTI MONEY LAUNDERING CHECKS AND I.D. VERIFICATION.

WE ARE ALSO REQUIRED TO COMPLETE CHECKS ON ALL BUYERS' PROOF OF FUNDING AND SOURCE OF THOSE FUNDS ONCE AN OFFER HAS BEEN ACCEPTED, INCLUDING THOSE WITH GIFTED DEPOSITS/FUNDS.

FROM THE 1ST NOVEMBER 2025, A NON-REFUNDABLE COMPLIANCE FEE FOR ALL BUYERS OR DONORS OF MONIES WILL BE REQUIRED. THIS FEE WILL BE £30.00 PER PERSON (INCLUSIVE OF VAT). THESE FUNDS WILL BE REQUIRED TO BE PAID ON THE ACCEPTANCE OF AN OFFER AND PRIOR TO THE RELEASE OF THE MEMORANDUM OF SALE.

COUNCIL TAX BAND

East Staffordshire Borough Council- Band E

SCHOOLS

<https://www.staffordshire.gov.uk/Education/Schoolsandcolleges/Find-a-school.aspx>

<https://www.derbyshire.gov.uk/education/schools/school-places/normal-area-school-search/find-your-normal-area-school.aspx>

<http://www.derbyshire.gov.uk/>

CONDITION OF SALE

These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of a contract. All measurements are estimates. All electrical and gas appliances included in these particulars have not been tested. We would strongly recommend that any intending purchaser should arrange for them to be tested by an independent expert prior to purchasing. No warranty or guarantee is given nor implied against any fixtures and fittings included in these sales particulars.

VIEWING

Strictly by appointment through Scargill Mann & Co (ACB/JLW 10/2025)A



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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