



11 Ryeback Close, Burton on Trent, DE15 9PL



Enjoying a peaceful setting on this popular modern development is this beautifully presented detached family home, benefitting from spacious and thoughtfully designed interiors, four excellent double bedrooms and a prime end plot with a pleasant open aspect to the front and rear. Completed in 2020 by Strata homes, this modern home retains a further 4+ years on the NHBC warranty and is finished to an excellent specification, offering a superb standard of decoration throughout alongside a contemporary kitchen and coordinating utility, modern bathrooms and fitted wardrobes to the master bedroom. The central reception hall leads into a spacious lounge, cloakroom and to a contemporary dining kitchen which extends to the rear, also having access into the utility and out to the landscaped garden. To the first floor there are four well proportioned double bedrooms serviced by a family bathroom and master en suite, alongside an airing cupboard and further walk in cupboard from the landing. Outside, there is parking to the fore of the single garage which is currently utilised as a gym, and the low maintenance garden

enjoys a pleasant open aspect with views towards mature woodland. The property is serviced by mains gas central heating and double glazed windows.

Just a short way from the centre of Burton on Trent, this modern family home enjoys a peaceful position this popular Brizlincote development. The location combines the ideals of convenient access to local amenities with being within easy reach of stunning Staffordshire countryside, with the Peak district lying just beyond. There are an excellent range of amenities in Burton on Trent including shopping centres, leisure facilities, restaurants and a cinema, all just a short drive away. The property lies within catchment for the Tower Primary and Paulet High School. The location is ideally placed for commuter routes such as the A511, A444, A38, M6 and M6 Toll roads with further public transport available nearby including a rail station with links to Derby, Birmingham and beyond. The international Airports of Birmingham and East Midlands are also both within an easy drive.

- Executive Detached Family Home
- Desirable Modern Development
- Immaculately Presentation & Superb Spec
- Open Plan Family Dining Kitchen
- Spacious Lounge
- Reception Hall, Cloakroom & Utility
- Four Excellent Double Bedrooms
- Master En Suite & Bathroom
- West Facing Landscaped Garden with Open Outlook
- Double Parking & Single Garage
- 4+ Years NHBC Warranty Remaining
- Excellent School Catchment – under John Taylor MAT
- Well Placed for Local Amenities & Commuter Routes

**Reception Hall** 4.63 x 2.03m (approx. 15'2 x 6'7)  
A spacious welcome to this beautifully presented family home, having stairs rising to the first floor accommodation and doors opening into:

**Lounge** 4.63 x 3.52m (approx. 15'2 x 11'6)  
A spacious reception room having a window to the front

**Dining Kitchen** 5.64 x 3.14m (approx. 18'6 x 10'3)  
A beautifully appointed open plan space, having double doors opening out to the landscaped rear garden which enjoys a pleasant open outlook. The **Kitchen** has a window to the rear and is fitted with a range of contemporary wall and base units with complementary worksurfaces over, housing an inset sink with side drainer and integrated appliances including dishwasher, fridge freezer, double oven, induction hob and a wine fridge. A door opens into:

**Utility** 3.14 x 1.8m (approx. 10'3 x 5'10)  
Coordinating with those of the kitchen, full height, wall and base units house an inset sink and an integrated washing machine, with further space for a tumble dryer. A half glazed door opens out to the rear garden











#### Cloakroom

Fitted with a modern suite comprises pedestal wash basin and WC

Stairs rise to the **First Floor Landing**, where doors open into the **Airing Cupboard** and into a useful walk in **Storage Cupboard**. There is access via a drop down ladder into the boarded loft, there is a window to the front, and doors open into:

**Master Bedroom** 4.54 x 3.6m (approx. 14'10 x 11'9)

A luxurious principal bedroom suite having a range of fitted wardrobes, a window to the rear and private use of:

**En Suite** 2.9 x 1.75m (approx. 9'6 x 5'8)

Fitted with a white suite having pedestal wash basin, WC and shower, with tiled flooring, tiled splash backs, a heated towel rail and an obscured window



**Bedroom Two** 3.44 x 2.94m (approx. 11'4 x 9'10)

Another double room having a window to the rear

**Bedroom Three** 3.25 x 3.0m (approx. 10'7 x 9'9)

With a window to the front with a pleasant view towards open countryside

**Bedroom Four** 3.6 x 2.74m (approx. 11'10 x 8'11)

A fourth double room with a window to the front

**Family Bathroom** 2.4 x 1.85m (approx. 7'11 x 6'1)

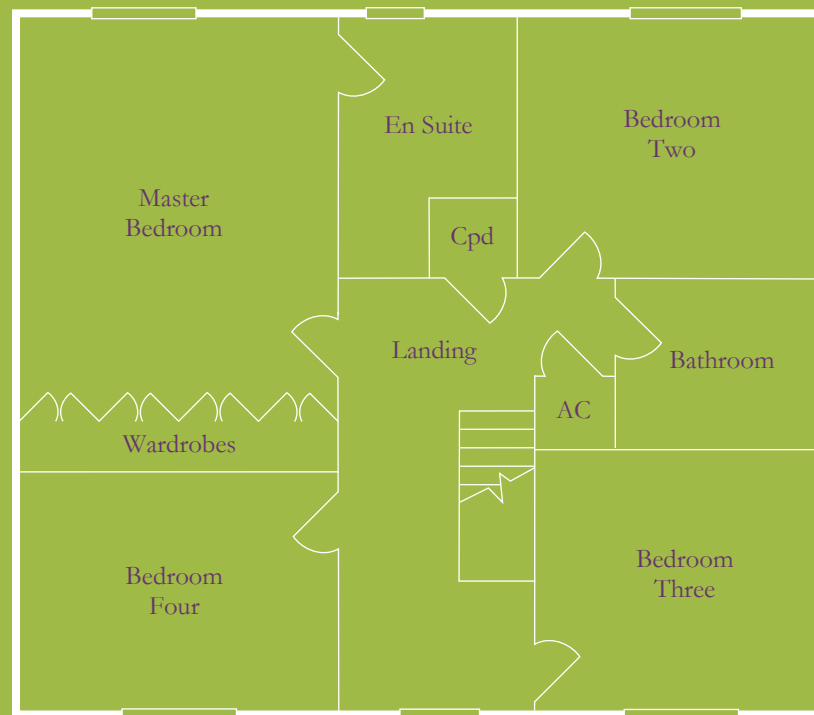
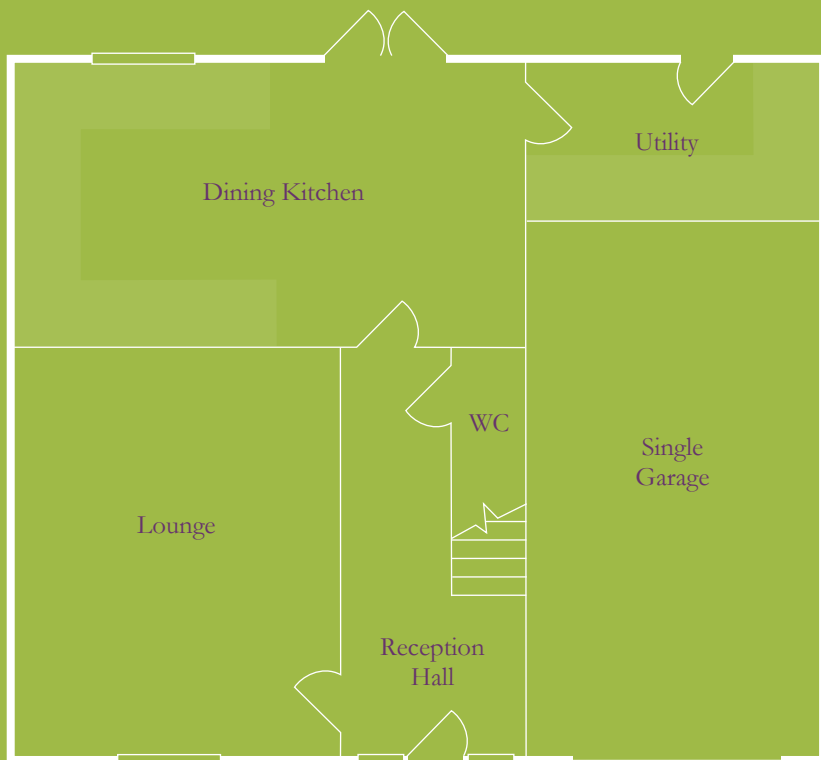
Comprising a modern suite having pedestal wash basin, WC and bathtub with shower unit over, with tiled flooring, tiled walls, a heated towel rail and an obscured window to the side











## Outside

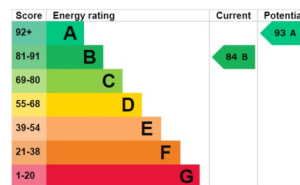
The property enjoys a peaceful position on this popular modern development, being within easy reach of local amenities and pleasant surrounding countryside. There is parking for two vehicles to the front aspect as well as access into the **Single Garage** 5.96 x 3.13m (approx. 19'6 x 10'3) via a manual entrance door, also having power and lighting and currently being used as a gym. There are well tended gardens to the front offering potential to extend the drive, and the EV charger

point is including in the sale. The front of the property benefits from a pleasant open aspect up a neighbouring lane and towards open countryside

## Landscaped Rear Garden

Having been landscaped to an excellent standard, the rear garden is laid to a paved terrace adjacent to the house, artificial lawns and a further terrace providing a pleasant space to enjoy the peaceful surroundings. There is gated access to the side leading back out to the front, the property benefits

from exterior lighting, power and a water point and there are pleasant views towards mature National Forest woodland from the rear aspect



**General note:** 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.

**Measurements:** Please note that our room sizes are now quoted in metres on a wall-to-wall basis. The imperial equivalent is only intended as an approximate guide for those of our applicants who may not yet be fully conversant with the metric measurements.

**Consumer Protection Regulations:** Any prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of any statements or information in these particulars, we have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor.

Due to a change in legislation from 1st March 2004 we are required to check the identification of vendors before proceeding to market any property, and purchasers on acceptance of an offer and before we can instruct solicitors to proceed. This is a legal requirement and applies to all Estate Agents.