



Manor Close, Burton-On-Trent, DE15 9SL

Nicholas
Humphreys

£175,000

A traditional semi-detached home situated in the popular Stanton area, conveniently positioned between Burton-on-Trent and Swadlincote, offered for sale with no upward chain.

Set back from the road with a front lawn garden and driveway providing ample off-road parking, the property features a bay-fronted lounge with feature fireplace and an extended open-plan dining kitchen with French doors opening onto the rear garden. The ground floor also benefits from a versatile study or optional third bedroom.

To the first floor are two well-proportioned double bedrooms and a fitted family bathroom. Outside, the home enjoys an enclosed rear garden with patio, lawn and a useful purpose-built workshop. Ideal for a range of buyers, early viewing is highly recommended.



The Accommodation

Manor Close is a traditional semi-detached property situated within the popular Stanton area, conveniently positioned between the market towns of Burton-on-Trent and Swadlincote. Offered for sale with no upward chain, the home provides well-presented and versatile accommodation, including an extended open-plan dining kitchen and a useful ground floor study/optional third bedroom.

Set back from the road, the property benefits from a front lawn garden and driveway providing off-road parking for several vehicles. The accommodation opens with a UPVC double-glazed entrance door leading into the hallway, with radiator and staircase rising to the first-floor accommodation.

To the front aspect is the lounge, featuring a UPVC double-glazed walk-in bay window, double radiator and feature fireplace, with double doors opening through to the extended open-plan dining kitchen. The kitchen area is fitted with a stainless steel single-drainer sink unit, a selection of base cupboards and matching wall units, built-in oven, four-ring gas hob and further freestanding appliance spaces. French patio doors open directly onto the rear garden. A wall-mounted gas-fired combination boiler supplies the domestic hot water and central heating system, which has been added since the EPC was carried out.

The dining area offers laminate flooring, radiator, creating an ideal space for everyday family living and entertaining. From here, a door leads to the ground floor study/optional third bedroom, enjoying UPVC double-glazed windows to both the rear and side aspects and a radiator.

To the first floor, the landing provides access to the loft space, which has recently been re-insulated to further improve the property's energy efficiency. The master bedroom is positioned to the front elevation and includes a UPVC double-glazed window, radiator and built-in wardrobe. The second double bedroom overlooks the enclosed rear garden and benefits from a double radiator.

The bathroom is fitted with a three-piece white suite comprising WC, hand wash basin and panelled bath with thermostatic mixer shower, complemented by tiled walls, radiator and UPVC double-glazed window.

Outside, the property enjoys an enclosed rear garden with an extensive paved patio, lawned area and a purpose-built workshop with double timber doors, ideal for storage, hobbies or practical workspace.

All viewings are strictly by appointment only.

Property construction: Standard

Parking: Drive

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Mains Gas

Council Tax Band: A

Local Authority: South Derbyshire Borough Council

Broadband type: TBC - See Ofcom link for speed: <https://checker.ofcom.org.uk/> Mobile

signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

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

An on-site management fee may apply to all modern or new developments.

Anti-Money Laundering (AML) Requirements

In line with the Money Laundering Regulations 2017, all purchasers and, where applicable, cash donors are required to complete AML identity and source-of-funds checks once an offer is accepted. These checks are carried out via "Thirdfort" and do not affect your credit rating. A non-refundable compliance fee of £36.00 including VAT applies per person (with an additional fee of £36.00 per individual/ cash donor). Full details are set out in our PDF brochure.

Please ensure you have viewed the agent's full PDF branded brochure for full information, selective licence areas and charges regarding the proposed purchase of the property and not rely on third party website information supplied before actioning the purchase process.

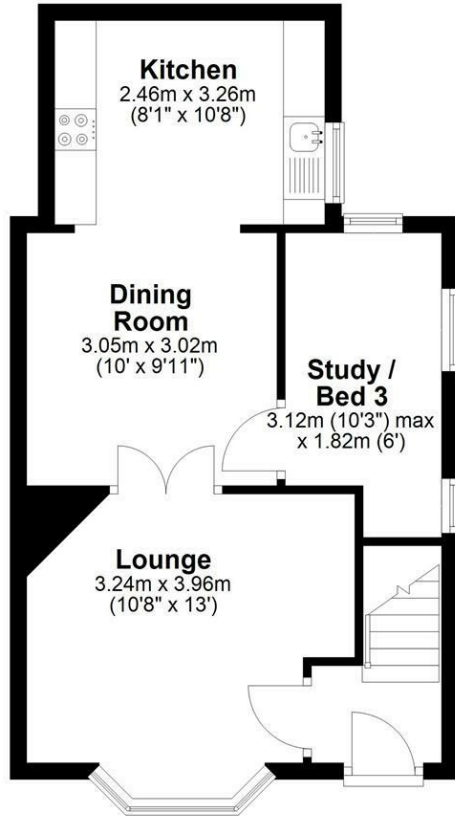
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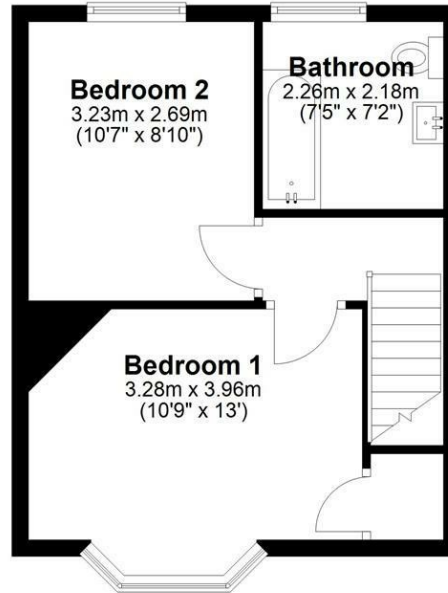




Ground Floor



First Floor



NICHOLAS HUMPHREYS. This Floorplan is for illustrative purposes only and while reasonable efforts have been made to ensure its accuracy, it is not to scale and measurements should not be relied upon. For display and layout purpose only used by NICHOLAS HUMPHREYS, as a general indication of the layout. It does not form any part of any contract or warranty. Plan produced using PlanUp.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		80
(55-68) D		
(39-54) E	53	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

This Brochure consists of 8 pages, please ensure you have read all pages before your proposed purchase.

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Where there is more than one purchaser and/or cash donors, an additional fee of £36.00 including VAT per additional person will be required. The compliance fee is non-refundable, as the checks are undertaken immediately upon instruction and the associated costs are incurred regardless of whether the transaction proceeds to completion. This applies whether the sale or purchase falls through due to the actions of the purchaser, the vendor, or for any other reason.

Services. If & where stated in the details main's water, gas and electricity are understood to be available to the property, none of these have been tested or investigated for connection, nor any of the appliances attached thereto, have been tested by Nicholas Humphreys, who gives no warranties as to their condition or working order.

Floor Plans. To be used as an illustrative purpose only and while reasonable efforts have been made to ensure its accuracy, it is not to scale and measurements should not be relied upon. The company displays the floor plan as a general indication of layout and it does not form any part of any contract or warranty and provides an approximate guide to layout.

Survey. We advise all buyers to undertake their own investigations into the condition of the property and surroundings by an independent survey. We the Agent do not conduct a survey of the property and cannot advise on structural defects or materials used. Independent advice is required before exchange and completion.

Agent Note. Whilst every care has been taken in preparation of these details, they are for guidance purpose only. All measurements are approximate, and whilst every care has been taken for accuracy, their accuracy should not be relied upon. Buyers are advised to recheck measurements and inspect the property before exchange of contracts to confirm they are satisfied with the condition of the property and surroundings before completion of the purchase. New development sites are increasingly implementing an on-site annual management charge, all sale of property could be subject to this charge, to be verified & confirmed by your acting solicitor/ conveyancer before exchange of contracts.

Selective Licence Areas. The Council's Selective Licensing Scheme requires all landlords who privately rent out properties within the designated areas to obtain a licence from the council. Within Burton on Trent the following streets have been designated: Blackpool Street, Branston Road, Broadway Street, Goodman Street, King Street, Queen Street, Shobnall Street, Uxbridge Street & Waterloo Street. A license fee for application will be payable and work to the home maybe required. Full information: <https://www.eaststaffsbc.gov.uk/housing-and-property/landlords/selective-licensing-scheme>

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