



Knight Close, Burton, DE13 9ES

Nicholas
Humphreys

Offers Over

£400,000

**** Family Home ** Attractive Rear Aspect ** Four Bedrooms ** Stunning Open Plan Dining Kitchen ****

An exceptional four-bedroom David Wilson designed detached family home, positioned within a cul-de-sac and backing onto open fields.

The Internal accommodation offers a welcoming reception hallway, study, bay-fronted lounge, superb open-plan dining kitchen, alongside a utility room. The First Floor has the master bedroom with en-suite, a stunning refitted family bathroom and three further bedrooms. Outside a garage, driveway and beautifully maintained gardens. Presented to a high standard throughout, this is an ideal family home in a sought-after location.



The Accommodation

Situated within a desirable cul-de-sac position, this beautifully presented detached family home offers spacious and versatile accommodation throughout, enjoying a pleasant rear outlook across open fields. Built by David Wilson Homes to their popular Holden design, the property has been thoughtfully maintained and improved, providing an ideal home for growing family.

The accommodation is entered via a double-glazed front entrance door leading into a welcoming reception hallway, with staircase rising to the first-floor accommodation and radiator. Positioned to the front elevation is a useful study, ideal for home working, with a UPVC double-glazed window and radiator. The guest cloakroom is fitted with a white suite comprising WC and hand wash basin, together with a useful walk-in understairs storage cupboard and UPVC double-glazed window.

The front-facing lounge is an elegant reception room featuring a walk-in UPVC double-glazed bay window, bespoke fitted cabinetry, a feature fireplace with limestone surround and double radiator.

A particular highlight of the home is the impressive open-plan dining kitchen, designed with modern family living and entertaining in mind. The kitchen is fitted with an extensive range of white gloss-fronted base cupboards, drawers and matching eye-level wall units, complemented by integrated appliances including a six-ring gas hob with extractor hood above, oven and grill, concealed upright fridge and freezer, and dishwasher. The dining area offers ample space for a family dining table and chairs, with windows overlooking the rear garden and French patio doors providing direct access outside.

The utility room continues the fitted cabinetry and work surface space, incorporating a single drainer sink unit, plumbing and appliance space for a washing machine and tumble dryer, concealed gas-fired central heating boiler, radiator and double-glazed door to the rear garden.

To the first floor, the landing has a UPVC double-glazed window, loft access and an airing cupboard housing the hot water cylinder. The principal bedroom enjoys a front-facing position and benefits from fitted wardrobes, radiator and an en-suite shower room fitted with a WC, hand wash basin and double shower enclosure with complementary tiling.

There are three further well-proportioned bedrooms, with the second bedroom overlooking the rear garden and the third bedroom benefiting from fitted wardrobes and shelving.

The family bathroom has been stylishly refitted to an exceptional standard and comprises a contemporary four-piece suite including a freestanding bath, walk-in double shower enclosure, vanity wash hand basin with storage drawers beneath, low-level WC, heated chrome towel rail, fitted storage cupboard, inset spotlights and UPVC double-glazed window.

Outside, the property enjoys a driveway providing off-road parking for two vehicles and access to a single garage. Gated side access leads to the enclosed rear garden, featuring a paved patio, shaped lawn and an additional private sun terrace positioned behind the garage. Backing onto open fields, the garden enjoys a pleasant and private outlook, creating an ideal setting for outdoor entertaining and family enjoyment.

This impressive David Wilson Home combines generous living accommodation with a sought-after location and high-quality presentation throughout, making internal viewing highly recommended.

Reception Hallway

Guest Cloakroom

Study

9'2 x 7'9

Lounge

17'5 x 12'1

Kitchen Diner

19'3 max x 13'9 max

Utility Room

8'2 x 6'0

Bedroom One

12'9 max x 12'1 max

En-suite Shower Room

Bedroom Two

14'5 max into recess x 10'1

Bedroom Three

13'5 max x 9'0 into wardrobe

Bedroom Four

10'2 x 6'9

Family Bathroom

Single Garage

Move With Us

This property is being marketed on behalf of a third-party marketing company, "Move With Us" you will be required to provide your contact details to them, for them to progress the purchase and they will be taking responsibility for your ID / AML and source of fund checks necessary to purchase this property. A charge of £49 + VAT (£58.80) will be payable once your offer has been accepted, taken over the phone during the company's compliance call to you, as the potential purchaser. Charges in relation to AML reflected in the Nicholas Humphreys marketing and within the brochure for the property, do not apply in this instance, as Move With Us will be acting as the agent, and taking the associated cost.

Property construction: Standard

Parking: Drive & Garage

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Mains Gas

Council Tax Band: E
Local Authority: East Staffordshire 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.

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.

The property information provided by Nicholas Humphrey Estate Agents 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. 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. Draft details awaiting vendor approval and subject to change

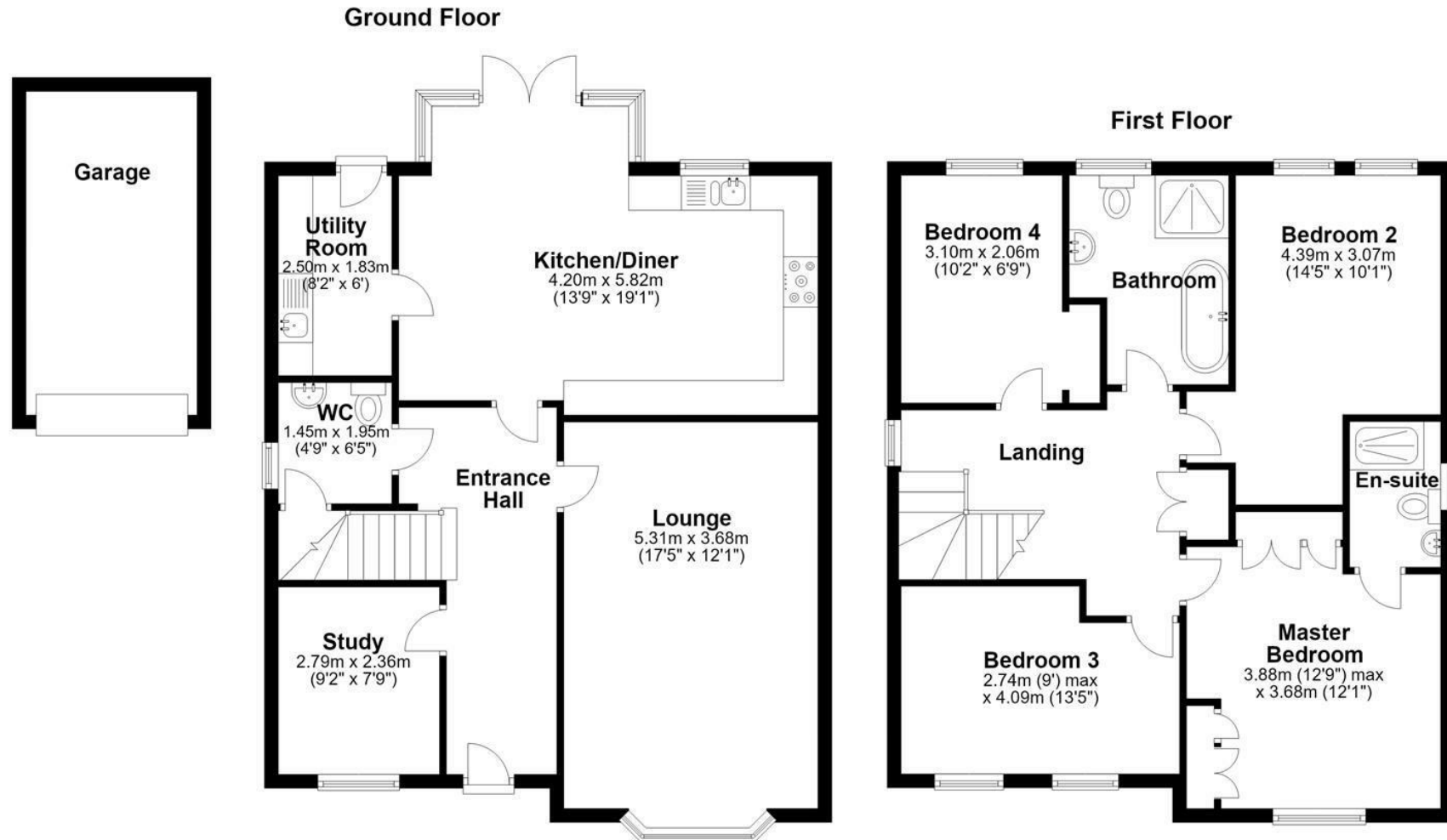




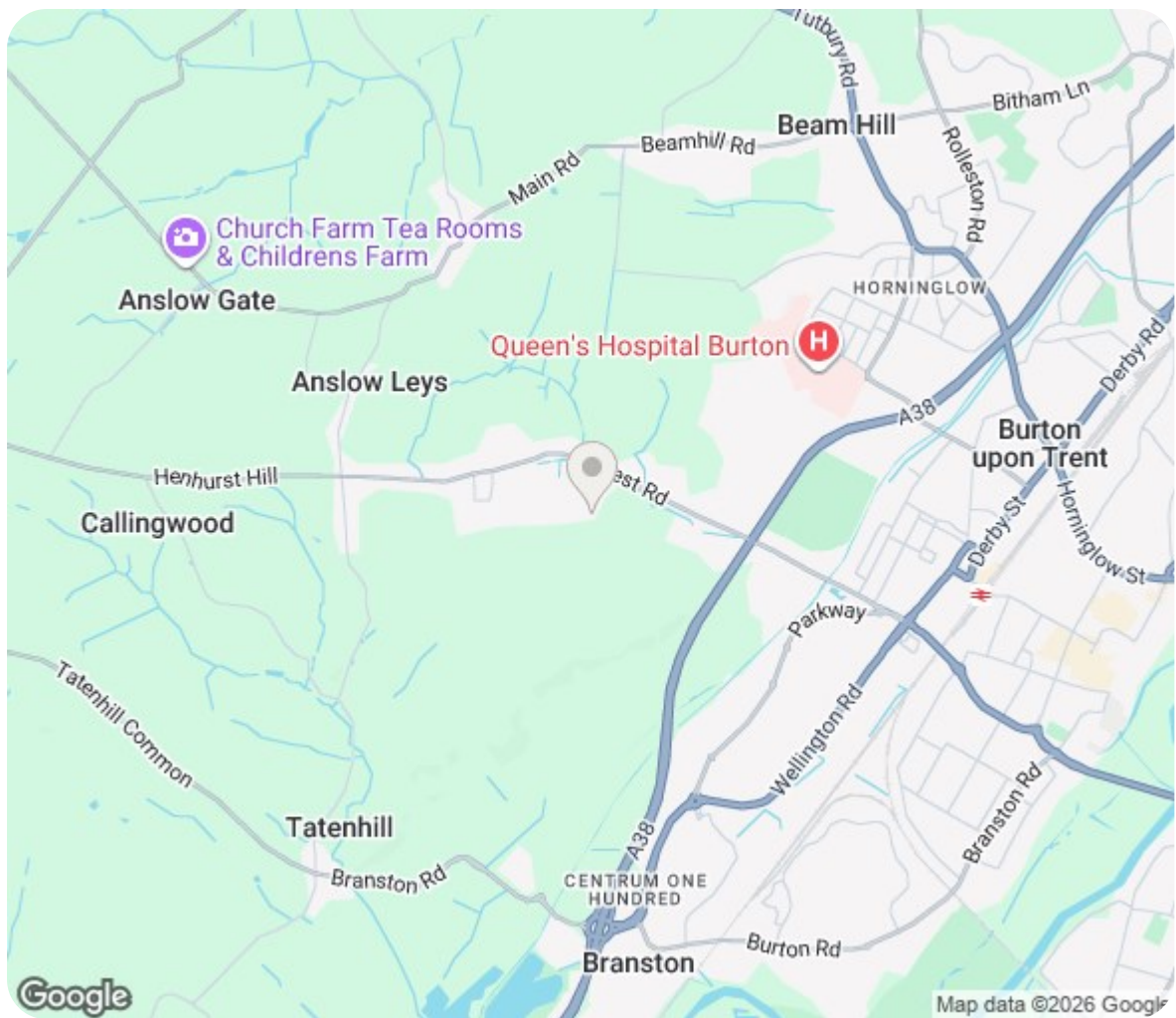








NICHOLAS HUMPHREYS. This Floorplan is for illustrative purposes only and while reasonable efforts have been made to ensure its accuracy, it is not to scale and measurements should not be relied upon. For display and layout purpose only used by NICHOLAS HUMPHREYS, as a general indication of the layout. 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		94
(81-91) B	86	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

Council Tax Band E Freehold

This Brochure consists of 12 pages, please ensure you have read all pages before proceeding with your proposed purchase.

01283 528020
NICHOLASHUMPHREYS.COM

183 High Street, Burton upon Trent, Staffordshire, DE14 1HN

Important Notes, Charges & Selective Licence Areas

AML & ID Verification Checks & Charges. In accordance with our legal obligations under the Money Laundering Regulations 2017, and the Protecting Against Money Laundering and Proceeds of Crime Act 2002, we are required to carry out Anti-Money Laundering (AML) identity verification and source-of-funds checks on all purchasers and, where applicable, any third-party cash donors once an offer has been accepted on a property. We use "Thirdfort" to complete these checks. This process does not involve a credit check and will therefore have no impact on your credit history. With effect from 1st March 2026, a non-refundable compliance fee of £30.00 + VAT (£36.00 including VAT) will be payable per person, per transaction, covering AML checks for purchasers and/or cash donors. This fee must be paid in advance, once an offer is agreed and prior to a sales memorandum being issued.

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>

01283 528020
NICHOLASHUMPHREYS.COM

183 High Street, Burton upon Trent, Staffordshire, DE14 1HN

