



HOPKINS & DAINTY

ESTATE AGENTS



Diamond Close, Burton-On-Trent, DE14 2DG

£210,000

OPEN 7 DAYS A WEEK - HOPKINS & DAINTY of TICKNALL are pleased to offer this modern three bedroom home, near to the train station and town centre.

Built in 2023 by Keepmoat Homes, the property has an NHBC guarantee until Oct 2033 and has been very well maintained by the current owners, since they bought it from new and offers: entrance hall, contemporary fitted kitchen/diner with a range of integrated appliances, a guest WC and rear lounge French doors opening the garden. On the first floor, the landing provides access to all three bedrooms and the bathroom. The main bedroom is particularly spacious and spans the full width of the house. The property has gas central heating and double glazing, front driveway parking for two cars and a delightful enclosed rear lawn garden.

If you would like to see this home for yourself, feel free to let us know when you are available. We are open 7 days a week.

Entrance Hall



Accessed via a double glazed entrance door. With a radiator, stairs rising to the first floor and a door to:

Kitchen/Diner 17'11" > 12'10" x 12'3" (5.48 > 3.92 x 3.74)



Fitted with a contemporary range of base and wall units, with worktops and an inset sink and drainer. There is a built in fridge, freezer, washing machine, electric oven, gas hob and hood; along with plumbing for a dishwasher. Boiler cupboard housing the wall mounted gas boiler, a radiator, under stairs storage cupboard, double glazed front window and doors leading off.

Lounge 15'7" x 11'5" (4.75 x 3.49)



Spanning the full width of the property with a radiator and double glazed patio door and side panel opening onto the rear garden.

Guest WC



Two piece suite comprising WC and wash hand basin. With a radiator and double glazed side window.

First Floor Landing



With access to the loft space, a built in storage cupboard

and doors leading off.

Bedroom 1 15'7" x 9'0" max. (4.75 x 2.75 max.)



Generous front master bedroom with an over stairs storage cupboard, radiator and two double glazed front windows.

Bedroom 2 13'0" x 8'2" (3.98 x 2.51)



Rear double bedroom with a radiator and double glazed window.

Bedroom 3 9'4" x 7'0" (2.86 x 2.14)



Single third bedroom (or home office), with a radiator and double glazed rear window.

Bathroom 8'2">6'2" x 7'1" (2.51>1.90 x 2.16)

Stylish three piece suite comprising bath with a shower over and screen, wash hand basin and WC. Tiled splashbacks, a heated towel rail, extractor vent and a double glazed side window.

Front Driveway

To the front of the property there is a double width driveway; path to the entrance door and a side path and gate leading to the rear garden.

Rear Garden



Delightful enclosed rear lawn and patio garden, with a fence and wall boundary.

Section 106 Agreement

We understand that this house is subject to a Section 106 agreement with the local council, requiring it to be an affordable home for buyers with a local connection.

Conditions apply, but in summary:-

A Local Connection means a person who intends to occupy a Dwelling as their sole residence; and is able to demonstrate one of the following:

- a. Continuously resident in the Council's administrative area for at least the last 5 years;
- b. Cumulative residency in the Council's administrative area of at least 30 years;
- c. Resident in the Council's administrative area for 5 of the last 7 years and with family (parent, child, brother or sister) currently living in the Council's administrative area;
- d. A need to move to the Council's administrative area to be close to relatives or local facilities in order to give or receive appropriate support or care;
- e. A need to move to the Council's administrative area because of a specific need for a household member to live close to their place of employment'

Affordable Housing Eligibility Criteria means a combined household income of £60,000 per annum and capital savings of less than £20,000.

When the seller finds a buyer a Prospective Purchaser Statement needs to be submitted to the Council verifying the buyer's income. An independent financial agent will need to verify this.

The buyer will need to demonstrate a Local Connection to the Council.

Sellers and buyers should also seek advice from an independent legal representative (usually engaged in the process of buying and conveyancing) so that they fully understand the detail.

The sale should not be completed until the Council has supplied a consent certificate agreeing to the sale. Please ensure that your conveyancing solicitor is aware of this requirement.

Draft Sales Details

These sales details have been submitted to our clients and are awaiting approval by them - they are distributed on this basis and are subject to change.

Important Information

These sales details are produced in good faith with the approval of the vendors and are given as a guide only. If there is any point which is of specific importance to you,

please check with us first, particularly if travelling some distance to view the property. Please note that we have not tested any of the appliances or systems at this property and cannot verify them to be in working order. Unless otherwise stated fitted items are excluded from the sale, such as carpets, curtains, light fittings and sheds. These sales details, the descriptions and the measurements therein do not form part of any contract and whilst every effort is made to ensure accuracy this cannot be guaranteed. Nothing in these details shall be deemed to be a statement that the property is in good structural condition or otherwise. Purchasers should satisfy themselves on such matters prior to purchase. Any areas, measurements or distances are given as a guide only. Photographs are taken with a wide angle digital camera. Nothing herein contained shall be a warranty or condition and neither the vendor or ourselves will be liable to the purchaser in respect of any mis-statement or misrepresentation made at or before the date hereof by the vendor, agents or otherwise. Any floor plan included is intended as a guide layout only. Dimensions are approximate. Do Not Scale.

Floor Plan

Ground Floor

Approx. 43.1 sq. metres (463.8 sq. feet)



First Floor

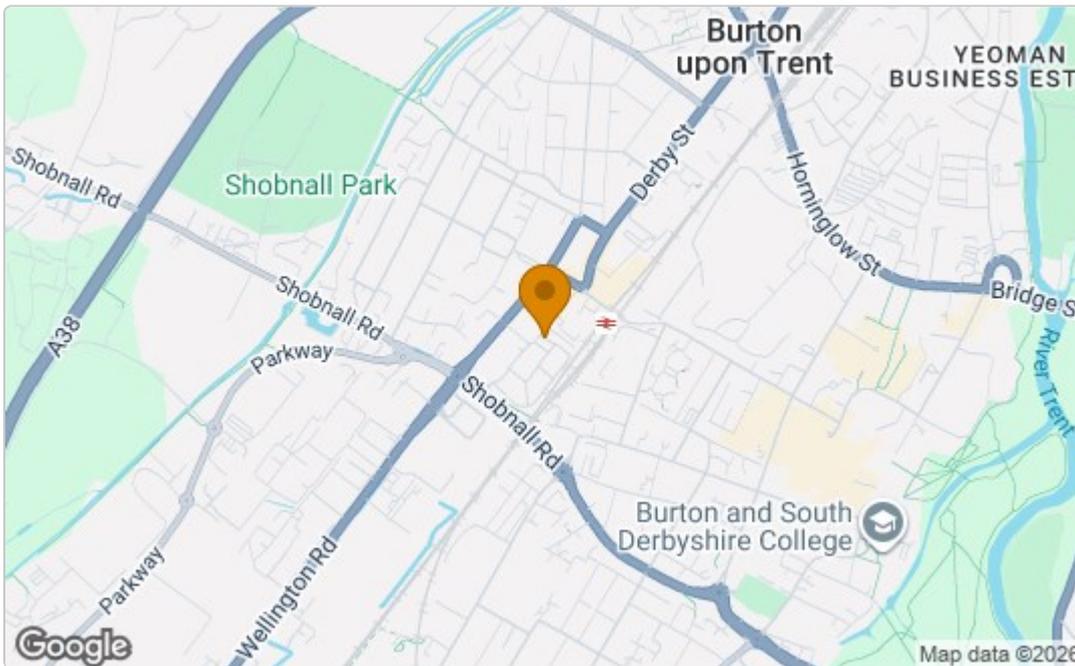
Approx. 43.1 sq. metres (463.8 sq. feet)



Total area: approx. 86.2 sq. metres (927.6 sq. feet)

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Plan produced using PlanUp.

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			95
(81-91) B		84	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
EU Directive 2002/91/EC			

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.