

Betony Road

Brizlincote Valley, Burton-on-Trent, DE15 9JU

John German



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£375,000

This home features a stunning modern & stylish interior with an amazing kitchen/diner, spacious lounge, large conservatory with glass roof, utility, four bedrooms, ensuite & a luxury refitted bathroom standing on a lovely established plot with a wide drive & detached garage.

Occupying a lovely position with an open outlook on Betony Road is this beautifully presented home ideal for a family with schools close by, shop and plenty of green spaces with walks.

Set in established gardens with a wide blocked paved drive and a detached garage with electric roller shutter door.

The front door opens into a welcoming hall with stairs and doors off, together with a useful storage cupboard.

To the front is a spacious, light and airy lounge with fireplace and bay window framing views to front.

The highlight of the ground floor is a wonderful kitchen/diner, a superb space for families and entertaining. The kitchen area is well appointed with a full height larder cupboard which also houses the central heating boiler, an island and integrated appliances including oven, hob, microwave and space for a large fridge/freezer. This is a stunning space with a large picture window framing garden views and French doors opening out to a private courtyard style garden to the side and with French doors opening into a large conservatory with underfloor heating and a glass roof enhancing the feeling of space, currently used a garden/sitting room and home office.

There is a useful utility room with extra cupboard, appliance space and door to side off the kitchen/diner and completing the ground floor is the guest WC.

To the first floor the landing has doors off to four bedrooms. The master enjoys a dual aspect with views to front and side, fitted wardrobes and a lovely ensuite shower room. Across the landing, bedroom two is a double room having a built-in wardrobe. Bedroom three is also a double, and bedroom four a good size single.

The family bathroom has been refitted with a luxurious feel with a deep bathtub, fitted vanity units with an inset basin, WC and tiled walls.

The house benefits from shutters which are included in the sale, along with all blinds.

Outside: To the rear, established gardens create a lovely space to relax in with shaped lawns, borders and a side gate.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Please note: It is quite common for some properties to have a Ring doorbell and internal recording devices.

Property construction: Standard **Parking:** Driveway and garage **Electricity supply:** Mains

Water supply: Mains **Sewerage:** Mains **Heating:** Gas (Purchasers are advised to satisfy themselves as to their suitability). **Broadband type:** Fibre See Ofcom link for speed: <https://checker.ofcom.org.uk/>

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

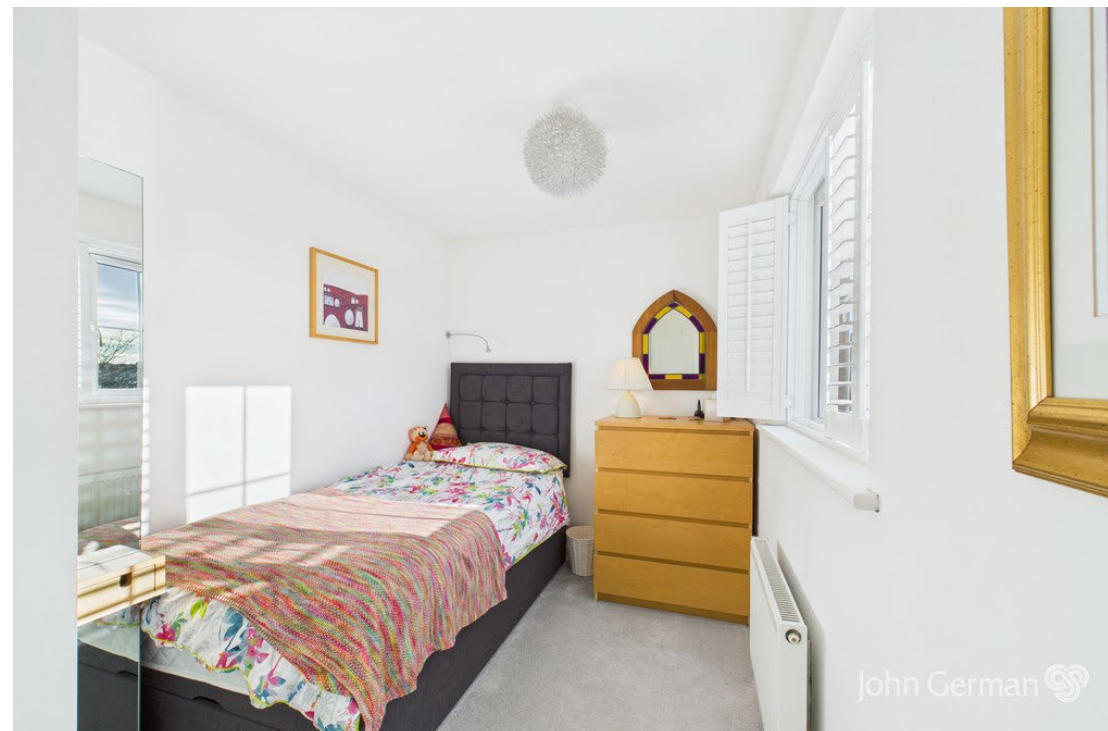
Local Authority/Tax Band: East Staffordshire Borough Council / Tax Band D

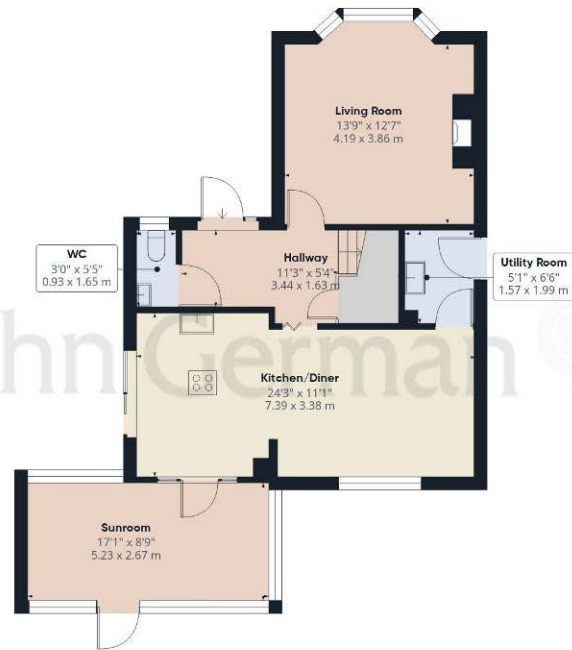
Useful Websites: www.gov.uk/government/organisations/environment-agency **Our Ref:** JGA24112025

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Ground Floor Building 1



Floor 1 Building 1



Garage
8'9" x 16'8"
2.67 x 5.09 m

Approximate total area⁽¹⁾
1426 ft²
132.3 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration



Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. 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. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

Referral Fees

Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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