





A superior five bedroom family detached residence positioned within a desirable cul de sac location Knights Place is set off Brizlincote Lane, this stunning home is deceptively spacious offering over 2281 sqft of accommodation over three storey accommodation of generous proportions. Viewing is essential to fully appreciate the space of on offer. By appointment only call 01283 845888.



THE ACCOMMODATION

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A superior five bedroom family detached residence positioned within a desirable cul de sac location offering generous three storey accommodation of generous proportions throughout. The home is set within Knights Place off Brizlincote Lane, a small cul de sac of executive homes. The home is set back from the road with a front garden and block paved driveway leading to single integral garage and open porch.

The reception hallway offers storage cupboard and guest cloakroom fitted with a modern white suite and door through to a spacious front elevation lounge with stylish contemporary living flame gas fire with black granite hearth and double doors through to the formal dining room with French patio doors onto the rear garden.

A particular feature of the home is an impressive living dining kitchen. The kitchen area has an abundance of quality fitted units with appliances including dishwasher, four ring induction hob, microwave & oven, upright larder fridge and freezer, LED plinth spots, tile flooring continuing through to the sitting area with French patio door and access to the separate utility room.

The first floor landing provides a double storage cupboard with staircase rising to the second floor accommodation, a master bedroom suite with walk through dressing room to a luxury en suite shower room with his and hers wash basins and double walk in shower enclosure with tile floor. The guest bedroom is positioned to the rear elevation with an independent en suite shower room, a fifth double bedroom and generous family bathroom concludes the first floor accommodation.

The second floor has a landing with a walk in storage cupboard and two large double bedrooms with versatile uses, the third bedroom having sky light windows providing an elevated view of the surrounding area and Burton valley. The home is fully double glazed and gas centrally heated, with a good size lawn rear garden and patio area.

We politely request all viewings by prior appointment.

RECEPTION HALLWAY



GUEST CLOAKROOM

LOUNGE
17'1" x 12'0"

DINING ROOM
11'7" x 9'8"

FITTED KITCHEN AREA
14'4" x 11'9"

SITTING ROOM AREA
10'2" x 7'0"

UTILITY ROOM
7'0" x 5'4"







MASTER BEDROOM
14'8" x 12'0"

DRESSING ROOM
9'10" x 5'3"

EN SUITE SHOWER ROOM
9'9" x 8'0"

GUEST BEDROOM TWO
11'3" x 10'9"

SECOND EN SUITE
7'2" x 5'8"

BEDROOM FIVE
13'1" x 9'8"



FAMILY BATHROOM
10'3" x 8'0"

SECOND FLOOR

BEDROOM THREE
16'2" x 12'0"

BEDROOM FOUR
16'2" x 9'8"

GARDENS, GARAGE & DRIVEWAY

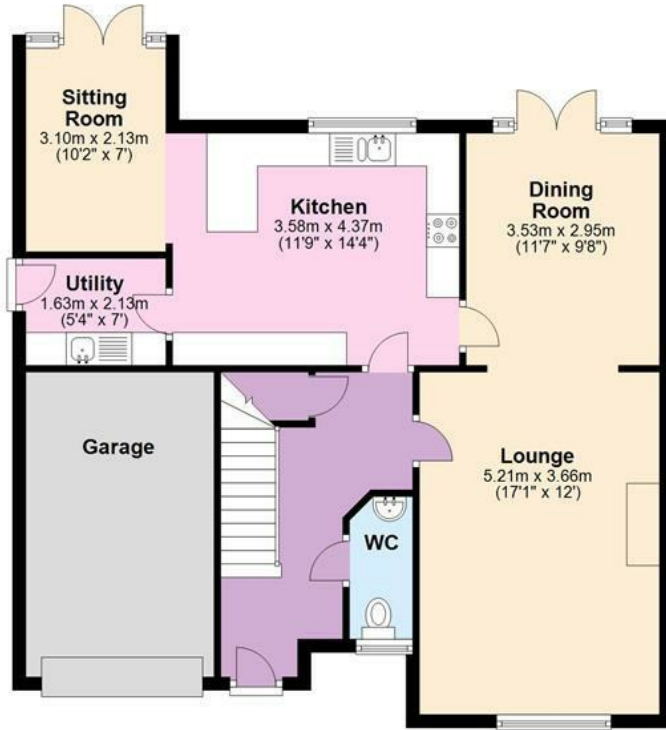
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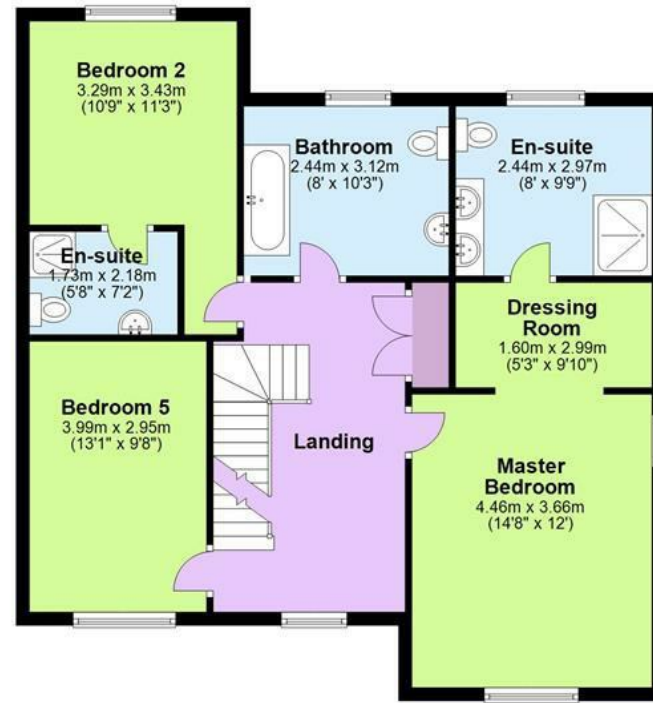




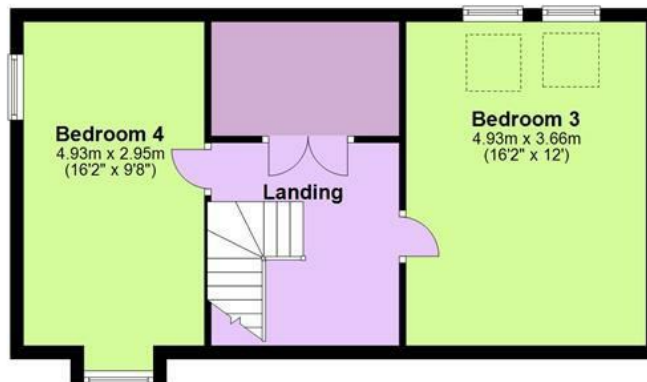
Ground Floor

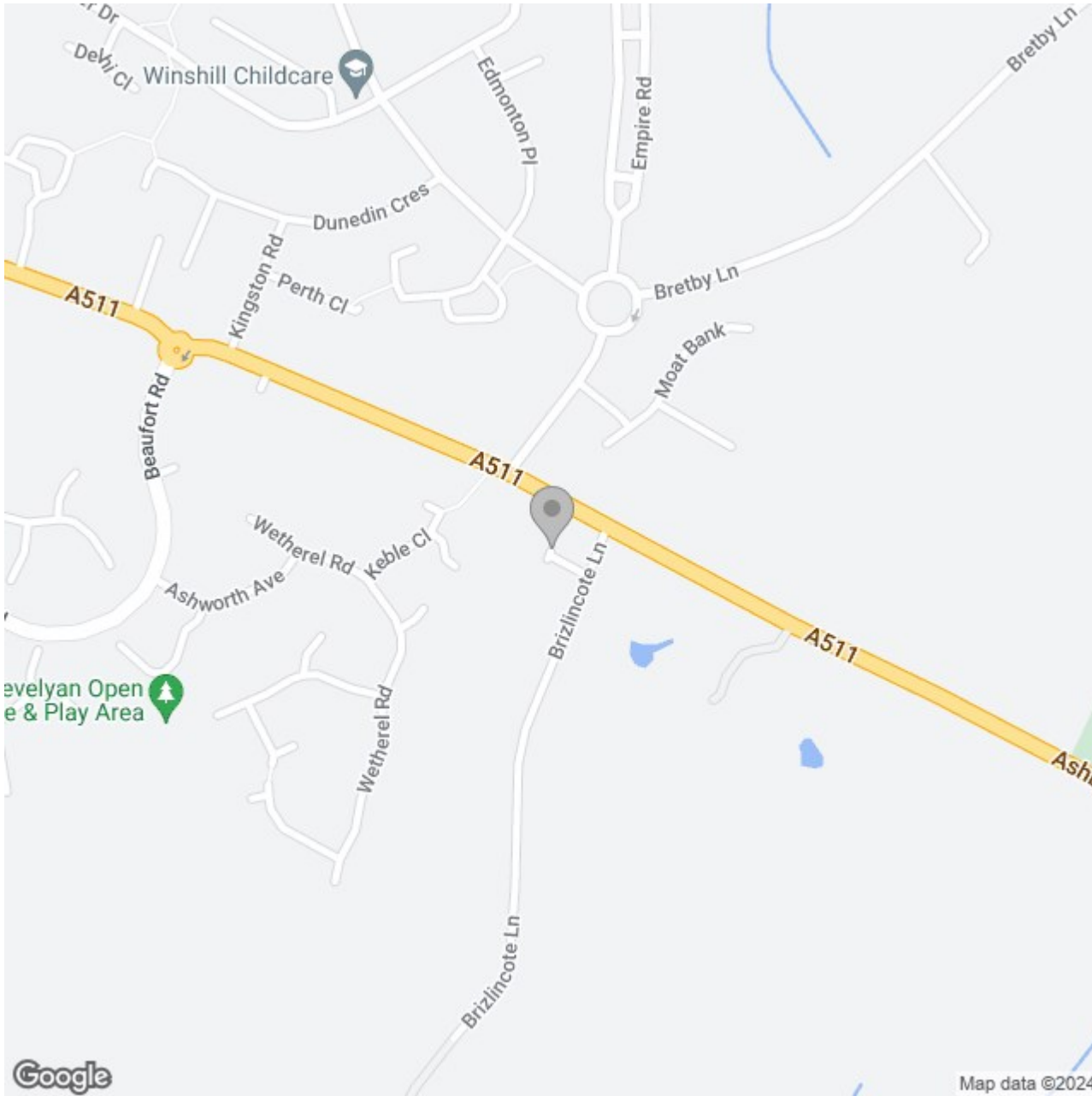


First Floor



Second Floor





Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	76	82
(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	