





This beautifully presented four-bedroom detached property features three reception rooms, a garden room to the rear aspect, and a high-specification kitchen. The master bedroom benefits from an en-suite, while a family bathroom serves the other bedrooms. Outside, the property boasts a landscaped garden, a double garage, and a driveway providing parking for four cars. Double-glazed windows and gas central heating are featured throughout. The property is close to local amenities and transport links, making it ideal for families and commuters alike. Viewing is highly recommended strictly via appointment only.



Ground Floor

The ground floor of this impressive property begins with a welcoming entrance hallway, offering plenty of space and featuring stairs rising to the first floor. The hallway provides access to the study/snug, living room, dining room, WC cloaks, and kitchen, and also benefits from an under-stair storage cupboard.

The versatile study/snug has a double-glazed window to the front elevation, making it ideal as a home office or cosy retreat. The living room, accessed through an open archway, is a spacious area featuring a fireplace with an Adam-style surround and hearth, with ample room for seating. It benefits from a double-glazed window to the side elevation and double-glazed French doors leading into the garden room.

The garden room offers a bright and airy space with panoramic double-glazed windows that provide beautiful views of the landscaped garden, along with skylights and tiled flooring having under floor heating, perfect for year-round enjoyment.

The dining room, located at the front of the property, has a double-glazed window and plenty of space for a dining table, making it perfect for family meals or entertaining guests.

The high-specification kitchen is beautifully presented with granite worktops, a four-ring gas hob with an extractor hood, a double electric oven, integrated dishwasher, integrated fridge-freezer, and a sink with a mixer tap. A double-glazed window overlooks the rear garden, and recessed spotlighting and tiled flooring add a contemporary touch.

The WC cloaks, conveniently located off the hallway, includes a low-level WC and wash hand basin.







First Floor

The first floor is accessed via a staircase from the entrance hallway, leading to the landing with doors to four bedrooms and a family bathroom.

The master bedroom is spacious, featuring a double-glazed window to the front aspect, a built-in wardrobe, and space for additional furniture such as drawers. A door leads to the en-suite shower room, which is well-kept and includes a three-piece suite: a walk-in shower with a gravity-fed shower, a sink with a mixer tap set in a vanity unit, a low-level WC, fully tiled walls, recessed spotlighting, and an opaque double-glazed window to the rear elevation.



The family bathroom is also well-kept and offers a practical three-piece suite, comprising a bath with individual hot and cold taps, a low-level WC, and a wash hand basin with separate hot and cold taps. It features built-in vanity cupboards, tiled splash backs, recessed spotlighting, and an opaque double-glazed window to the rear elevation.

The second bedroom is a comfortable double room, complete with a built-in wardrobe and a double-glazed window overlooking the rear garden. The third bedroom, also a double, includes a fitted wardrobe and a double-glazed window to the front elevation.



The fourth bedroom, currently used as a dressing room, has fitted drawer units and a double-glazed window to the front elevation, but could easily be adapted for use as a bedroom.

Outside

The outside of the property has been well maintained, with the front elevation offering a driveway that provides ample parking, leading to a double garage. A pathway from the driveway leads to a covered entrance porch guiding you to the front door. Adjacent to the driveway, there is a beautifully landscaped lawn bordered by a flower bed filled with a variety of shrubs and plants.

To the side of the double garage, a pedestrian gate provides access to the rear garden, which has been meticulously landscaped by the current owners. A large patio area, located adjacent to the garden room, provides an ideal space for seating and outdoor entertaining. The rear garden is arranged across two well-maintained lawn areas, fully bordered by a mix of shrubs, hedges, trees, and a variety of other attractive plants.

Steps lead to an additional seating area, with a centralised pathway running through the garden, connecting each section with ease. The entire garden is enclosed by timber fencing, offering privacy and a peaceful outdoor space to enjoy.

Location

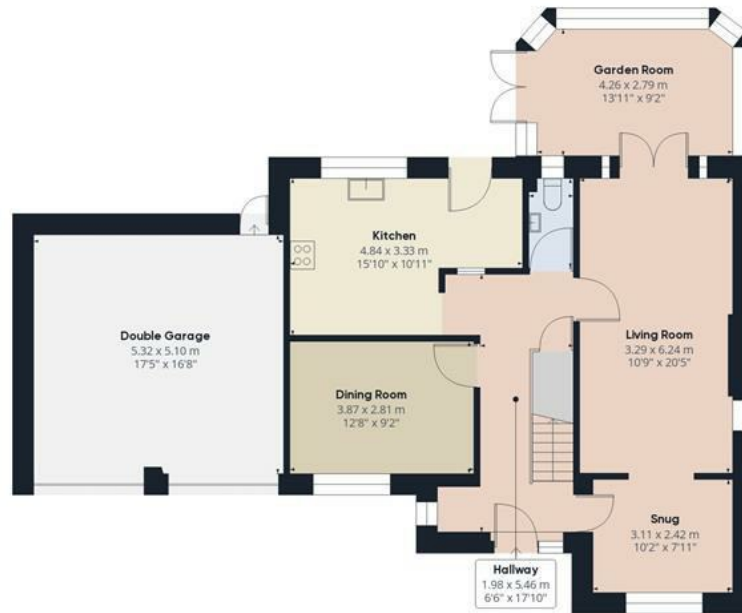
Situated in the sought-after area of Brizlincote Valley, this property offers convenient access to a range of local amenities. Nearby, you will find well-regarded schools, parks, and leisure facilities, making it ideal for families. For commuters, the location provides excellent transport links, with easy access to the A38 and A50, connecting to Derby, Lichfield, and Birmingham. Burton-on-Trent town centre is just a short drive away, offering an array of shops, supermarkets, and dining options. Additionally, the area benefits from nearby countryside walks, perfect for those who enjoy outdoor activities and peaceful surroundings.











Floor 0



Floor 1

Approximate total area⁽¹⁾

170.78 m²

1838.26 ft²

Reduced headroom

1.59 m²

17.11 ft²

(1) Excluding balconies and terraces

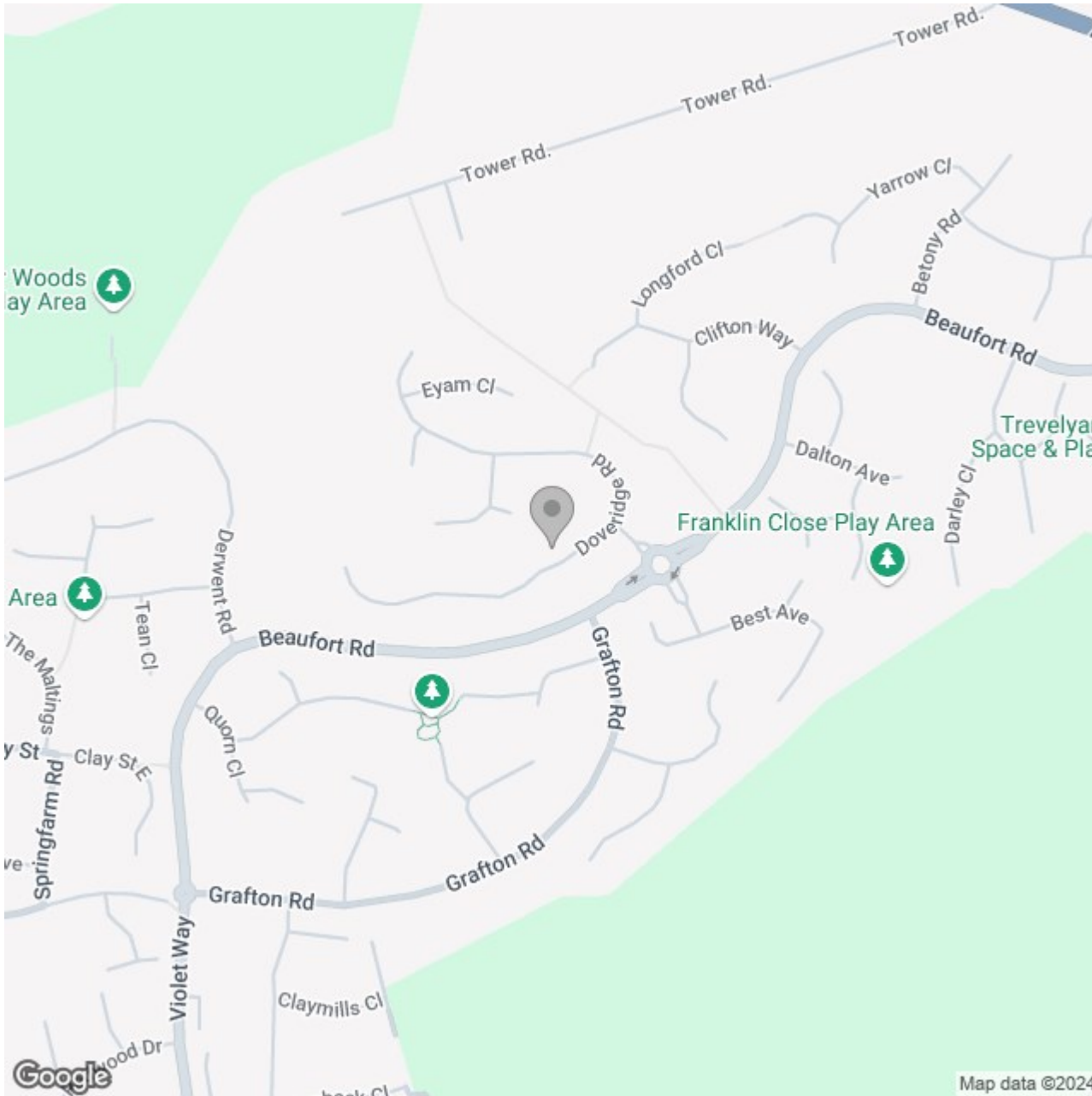
Reduced headroom

..... Below 1.5 m/5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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	