





This immaculately presented four-bedroom detached property is located in the highly sought-after Brizlincote area. The home offers generous living accommodation, including two reception rooms, a modern kitchen diner, a utility room, and an en-suite to the master bedroom. Set on a spacious plot, the property benefits from a private, established rear garden, a double garage with workshop space, and ample off-road parking for multiple vehicles. With gas central heating and UPVC double glazing throughout, this home is well-equipped for comfortable family living. Viewing is highly recommended to fully appreciate the quality of this beautiful property and its excellent location, providing easy access to Burton town centre and nearby road links.



Accommodation

Ground Floor

The entrance to the property is via a composite front door leading into a welcoming hallway with a feature brick wall. The hallway offers access to the downstairs WC, spacious lounge and kitchen, with stairs rising to the first floor. The WC cloaks includes a low-level WC, a wash-hand basin, and modern décor.

The living room is bright and spacious, with a double aspect view, featuring a large front window and French doors that lead into the garden. A feature gas fireplace with a decorative surround adds character to the room, creating a cosy yet elegant space.

The dining room offers an amazing view of the garden through French doors and UPVC windows, making it an ideal space for entertaining or family meals.

The modern kitchen is fitted with grey gloss effect units, offering ample storage and workspace. It includes integrated appliances such as a Hotpoint induction hob, electric oven, microwave, fridge/freezer, and an overhead extractor fan. There is also a large pantry cupboard for additional storage. A door from the kitchen leads into the utility room, which has space for a washing machine and dishwasher, with access to the side of the property and garden.

First Floor

Upstairs, the landing provides access to four



well-proportioned bedrooms and the family bathroom. The master bedroom features fitted wardrobes and an en-suite shower room, which is equipped with a modern three-piece suite including a shower cubicle, wash-hand basin, and low-level WC.

Bedrooms two and three are generous double rooms, each offering stunning views over Burton and extending towards the Peak District. The fourth bedroom is a good-sized single room, perfect for use as a bedroom, nursery, or home office.







The family bathroom includes a P-shaped bath with an overhead shower and glass screen, a wash-hand basin, and a low-level WC, all finished to a high standard.

Outside

The rear of the property boasts a beautifully established, private garden, featuring a raised patio area, greenhouse, shed, lawn, and a variety of plants, trees, shrubs, and raised flower beds. The garden wraps around the property, allowing for access from all sides, and is fully enclosed for privacy.



At the front, there is a welcoming garden space and access to the double garage, which is currently being used as a workshop, complete with power and lighting. The garage is accessed via an up-and-over door, and there is further access to the side. In front of the garage is a large block-paved driveway, providing ample off-road parking for four to six cars.



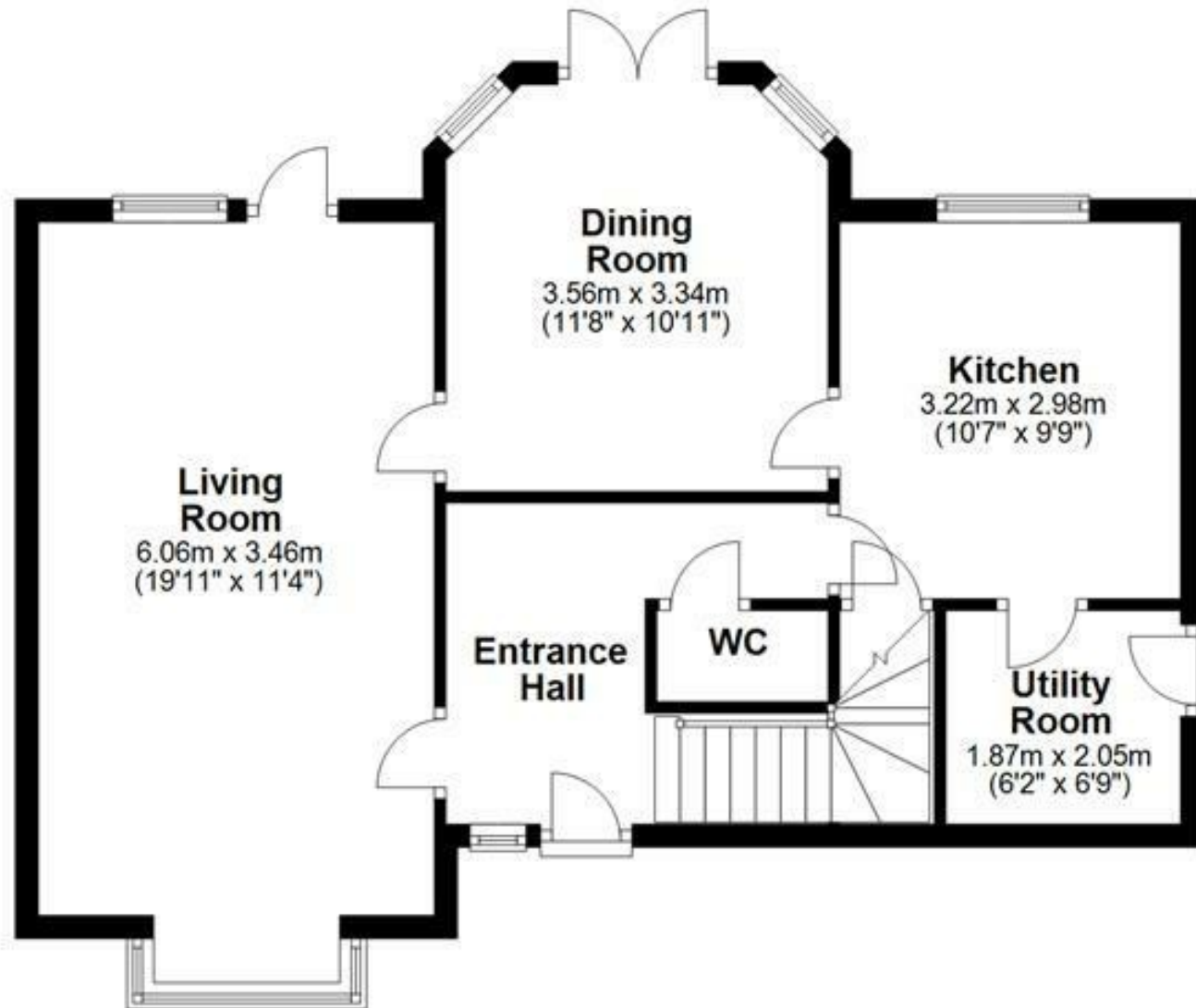






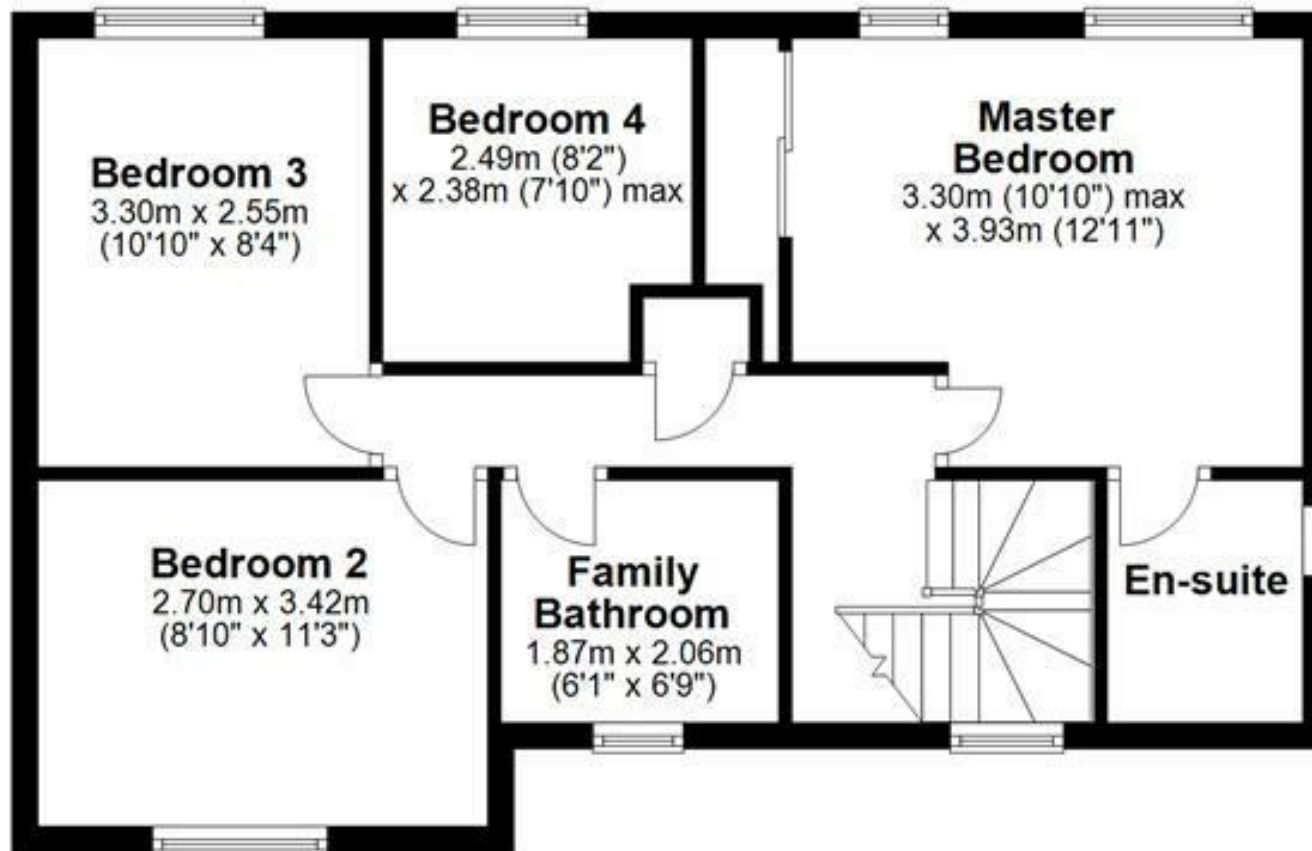


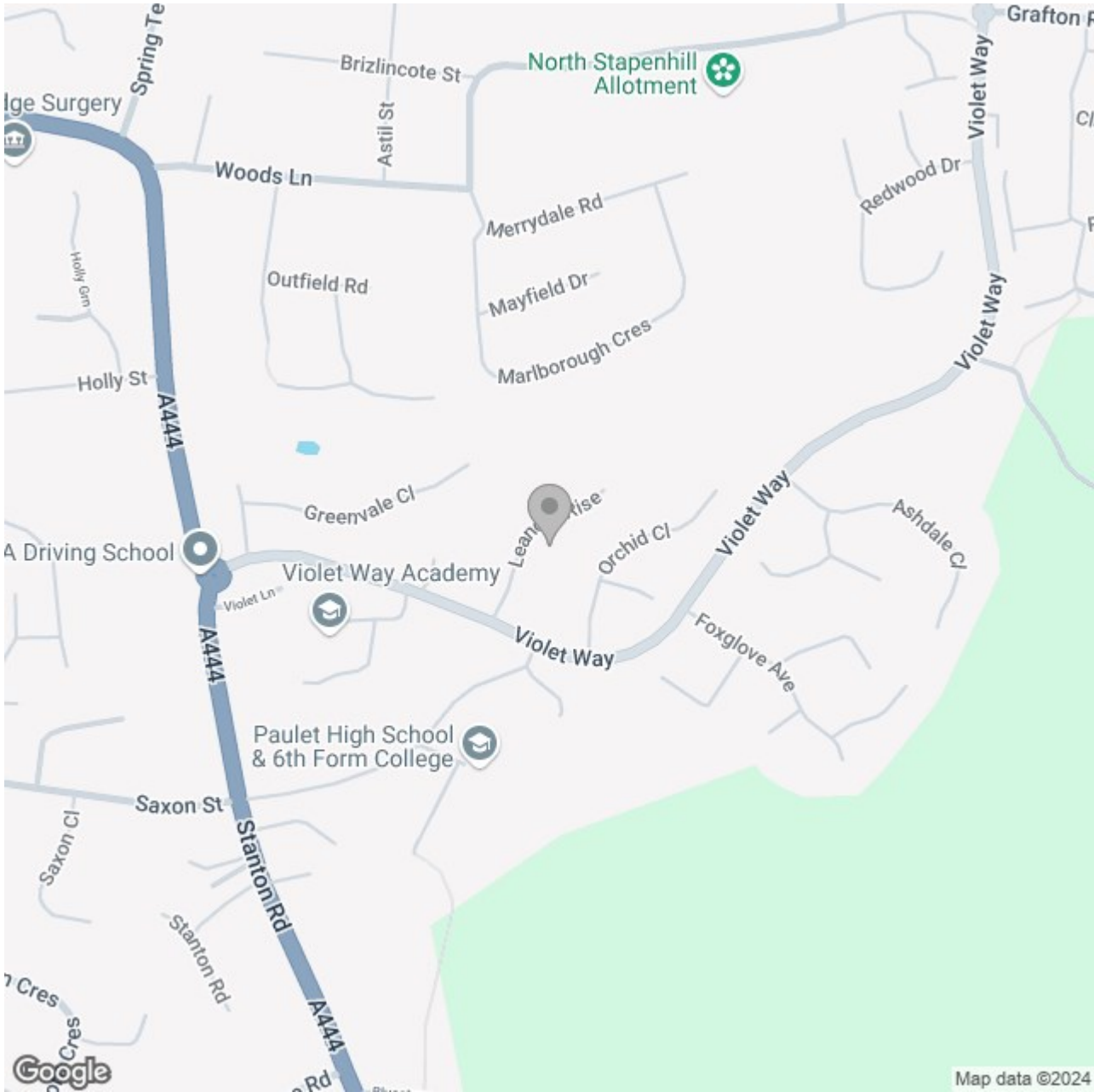
Ground Floor



Please use as a guide to layout only. They are not intended to be to scale. Property of Abode Anderson-Dixon. Burton-Uttoxetter-Ashbourne
Plan produced using PlanUp.

First Floor





Energy Efficiency Rating

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