





A well-presented three-bedroom semi-detached property situated in the desirable location of Brizlincote. The property benefits from a lounge with an opening to the dining room, a separate fitted kitchen, and a conservatory. The first floor comprises three well-proportioned bedrooms and a modern family bathroom. Externally, there is off-street parking via a driveway and an enclosed rear garden, making this property ideal for family living. Viewing is highly recommended and strictly by appointment only.



## Accommodation

### Ground Floor Description:

The accommodation leads through a UPVC front entrance door into the entrance hallway, which has stairs rising to the first floor and a door leading to the living room. The living room features a double-glazed, bay-fronted window and offers ample space for living room furniture. An opening leads through to the dining room, where there is space for a dining table set. Double doors from the dining room lead to the conservatory, which is perfect for additional seating or entertaining. The kitchen is fitted with a range of matching wall and base units with a roll-edge preparation work surface, a sink with mixer tap and drainer, a four-ring gas hob with an extractor hood above, and an electric oven. There is space for a washing machine, and the kitchen also benefits from a double-glazed window to the rear elevation and an under-stairs storage cupboard. A door leads from the kitchen into the conservatory, which has double-glazed windows to both the rear and side elevations, and a double-glazed door opens onto the side patio.

### First Floor Description:

The landing provides access to all three bedrooms and the family bathroom, and there is also loft access. The master bedroom is a spacious double room with a double-glazed window to the front elevation and space for bedroom furniture. The second bedroom, also a double room, has a double-glazed window overlooking the rear garden. The third bedroom is currently used as a dressing room but could be utilised as a single bedroom, with a double-glazed window to the rear elevation. The



family bathroom is modern and fitted with a three-piece suite comprising a low-level WC, a wash hand basin with a mixer tap, and a "P" shaped bath with a gravity shower and glass shower screen. The bathroom also features fully tiled walls, tiled flooring, a double-glazed window to the front elevation, and an electric extractor fan.

### Outside Description:

The front of the property features a lawned fore garden and a driveway providing parking facilities, with a pathway leading to the front entrance door. To the side, there is a







pedestrian gate providing access to the rear garden. The rear elevation boasts a patio area ideal for seating and entertaining, with a further section of garden mainly laid to lawn and bordered by raised flower beds. The garden is fully enclosed by timber fencing, ensuring privacy.

**Location Description:**

Best Avenue is situated in the sought-after area of Brizlincote, offering excellent transport links, local shops, and easy access to nearby motorways and major roads. The area is well-serviced with amenities, making it a convenient location for commuters and families alike.



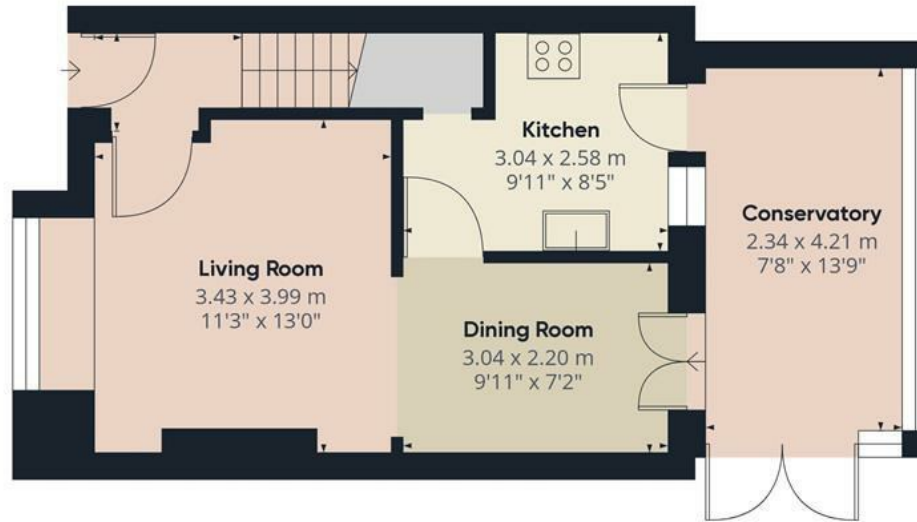












Floor 0

Approximate total area<sup>(1)</sup>

71.44 m<sup>2</sup>

768.97 ft<sup>2</sup>



Floor 1

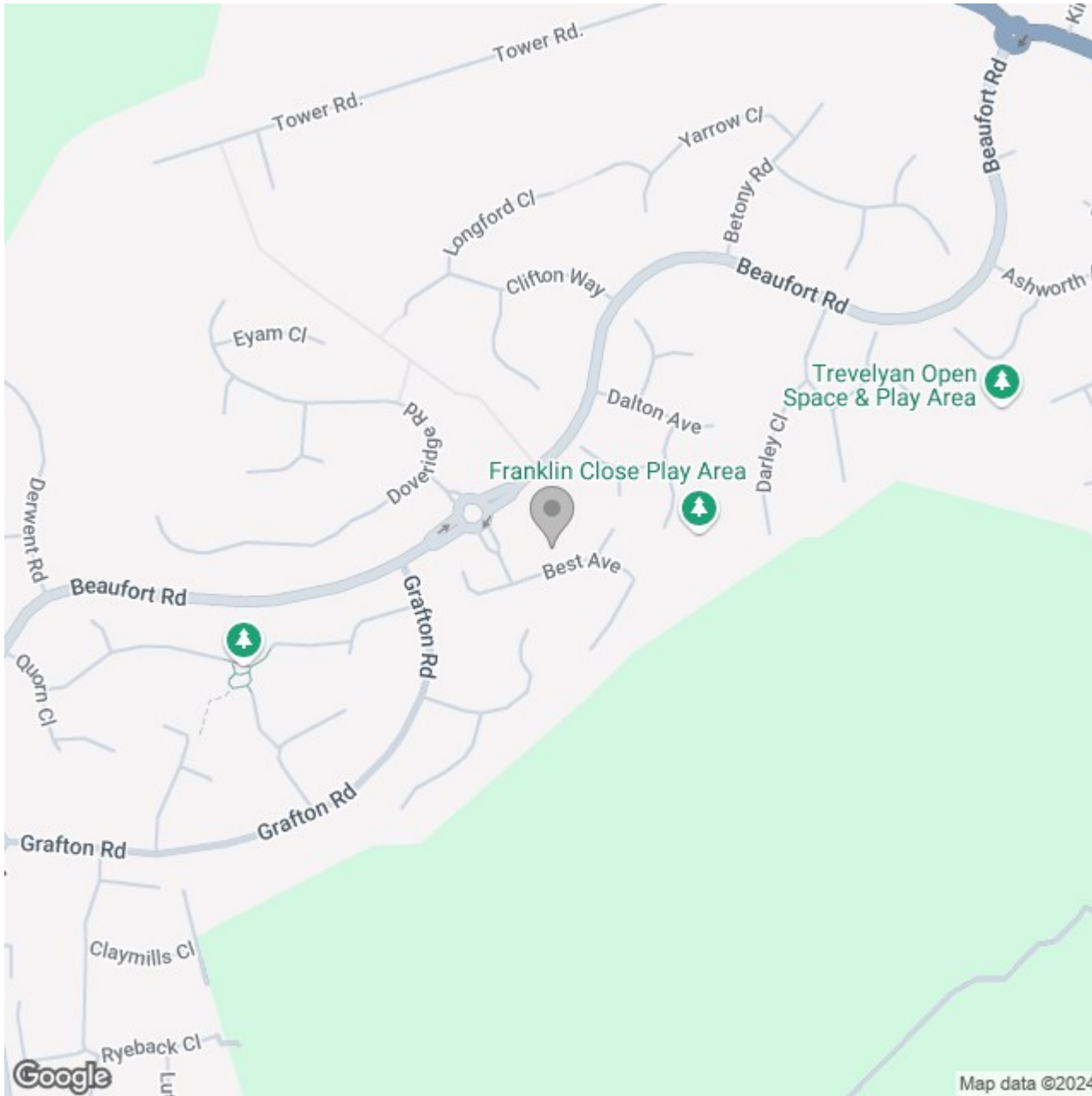
(1) Excluding balconies and terraces

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.

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## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	