

2 Bedroom Semi-Detached House for sale 9 Best Avenue, Burton-on-Trent





Overview

Simply the BEST!. Nestled within the popular Brizlincote Valley development, located on Best Avenue, this residence is ideal for first-time buyers, downsizers, or savvy investors.



Key Features

- ideal for First-Time Buyers, Downsizers, or Investors.
- Spacious Living Room
- Breakfast Kitchen
- Two Double Bedrooms
- Modern Bathroom
- Private Rear Garden
- Popular Location
- Close to Local Amenities













Simply the BEST!. Nestled within the popular Brizlincote Valley development, located on Best Avenue, this residence is ideal for first-time buyers, downsizers, or savvy investors.

Upon arrival, you're greeted by a charming front garden and a convenient driveway, offering ample parking space.

Step inside through the inviting entrance porch, where you can hang up your coats and kick off your shoes before entering the hall. The spacious living room boasts a large window, flooding the space with natural light, while a cozy fireplace with a living flame gas fire serves as the focal point, perfect for cozy evenings in.

Overlooking the rear garden, the breakfast kitchen is a chef's delight, featuring a range of base and eye-level units, integral oven and gas hob, and ample space for a small dining table, making it ideal for entertaining guests or enjoying casual meals.

Upstairs, discover two generously sized double bedrooms and a recently refitted bathroom complete with a white three-piece suite and a shower over the bath, offering both style and functionality.

Outside, the rear garden beckons with a paved patio and lush lawn, complemented by conifers that provide privacy and tranquility, creating a perfect outdoor oasis for relaxation and alfresco dining.

With a Tesco store within easy walking distance and Burton Town Centre just a few minutes' drive away, everyday amenities are within reach. Plus, with plenty of local walks and breathtaking views, don't miss out on the opportunity to make this your forever home!



Floorplans



For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale. Made with Metropix © 2024

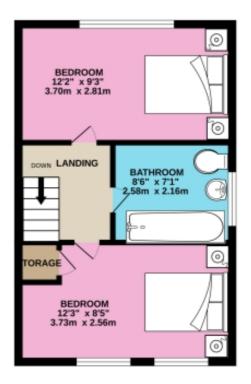
Floorplans

GROUND FLOOR

1 KITCHEN 12'3" x 8'5" 3.73m x 2.56m Ø STAIRS LOUNGE 15'7" x 12'3" 4.74m x 3.74m NCE HALL PORCH



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, room, and any other terms are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is the fluctuative puppersone nely and ishueld be used as such by any prospective purchaser. The services, systems and applances shown have not been tested and no passantee as to there or the terms of the tester of the origination or the origination of the origination of the origination or the origination origination of the origination or the origination orethe origination or the origination or the origi

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
92-100 A		
81-91 B		87
69-80 C		
55-68	64	
39-54		
21-38		
1-20 G		
Not energy efficient - higher running costs		
	NalesEU Directive 2002/91/EC	





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