



GENERAL INFORMATIN

THE PROPERTY

We are delighted to offer for sale this impressive four-bedroom detached residence situated on the popular Brizlincote Valley. The well-planned accommodation offers four bedrooms and a bathroom on the first floor, with spacious ground-floor accommodation offering an entrance hallway with guest cloakroom off, a lounge, a separate dining room with door out into the rear garden, a well-fitted kitchen with appliances, and a rear lobby.

Outside to the front is a wide driveway for parking which leads to a double garage and adjacent lawn. A gate leads down the side of the property into the good-size rear garden with its large patio, lawn and raised shrub beds.





LOCATION

The Brizlincote Valley is a popular family location with schooling for all ages close by. There is a Tesco local and eateries, and in Stapenhill are doctors, dentists, pharmacies, a co-op, and a post office. There are lovely riverside walks, and the town centre of Burton upon Trent is a short drive away.

ACCOMMODATION

Entrance door opening through to hallway.

HALLWAY

1.39m to cloakroom door x 1.71m (4'6" to cloakroom door x 5'7")
Has coving to ceiling, ceiling light point, radiator, door to lounge and door through to guest cloakroom.

GUEST CLOAKROOM

1.40m x 1.73m width (4'7" x 5'8" width)
Is equipped with W.C., pedestal hand wash basin, there is attractive wood panelling to walls, recessed ceiling down lights and radiator.

LOUNGE

3.72m to window x 4.52m to fire place wall (12'2" to window x 14'9" to fire place wall)
Has coving to ceiling, ceiling light points, wall light points, bow window to the front aspect, radiator, the electric fire sits on a marble style hearth with carved timber fire surround, a door leads through to the fitted kitchen.

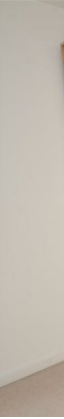
FITTED KITCHEN

3.94m to window x 2.66m width (12'11" to window x 8'8" width)
Fitted with a range of base cupboards

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applianc
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worktop
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over and
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access to
storage c
through to

INNER L
1.93m x 3
Has stair
window,
a door lea

DINING R
3.40m x 4
Has two l



aspect, a fully glazed door with glazed side panels to the side aspect leading out onto the patio, there are recessed ceiling down lights and radiator.

FIRST FLOOR ACCOMMODATION

LANDING

All doors leading off:

BEDROOM ONE

3.55m x 3.81m to the front window (11'7" x 12'5" to the front window)

Has window to the front aspect, radiator, ceiling light point and is fitted with a range of wardrobes providing hanging space and shelving and dressing table unit with over head cabinets.

BEDROOM TWO

2.78m to window x 3.54m (9'1" to window x 11'7")

Has a window to the rear aspect, radiator, ceiling light point and door opening through to a small built in wardrobe.

BEDROOM THREE

2.76m x 2.63m to the window (9'0" x 8'7" to the window)

Has a built in linen storage cupboard, radiator and window to the front aspect.

BEDROOM FOUR

2.79m x 1.79m to the window (9'1" x 5'10" to the window)

Has a window to the rear aspect, radiator, ceiling light point and loft access point.

BATHROOM

2m which excludes shower x 1.87m (6'6" which excludes shower x 6'1")

Is equipped with a panelled bath with mixer taps with shower attachment, pedestal hand wash basin and W.C., there is a built in shower with electric shower and glazed screen, there are tiled surrounds, chrome heated towel rail and obscure window to the side aspect.

OUTSIDE

The property sits back off Quorn Close with a

double width door leading out onto a large double lawn with steps leading down the rear into the rear garden. Steps lead to a small

GARAGE

4.93m wide x 16'6" deep. Has an up and down side aspect to the rear parking machine, heating V along with

TENURE

FREEHOLD. The property is the purchase verified by



CONSTRUCTION

Standard Brick Construction

COUNCIL TAX BAND

East Staffordshire Borough Council- Band D

CURRENT UTILITY SUPPLIERS

Gas

Electric

Oil

Water - Mains

Sewage - Mains

Broadband supplier

BROAD BAND SPEEDS

<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

FLOOD DEFENCE

We advise all potential buyers to ensure they have read the environmental website regarding flood defence in the area.

<https://www.gov.uk/check-long-term-flood-risk>

<https://www.gov.uk/government/organisations/environment-agency>

<http://www.gov.uk/>

SCHOOLS

<https://www.staffordshire.gov.uk/Education/Schoolsandcolleges/Find-a-school.aspx>

<https://www.derbyshire.gov.uk/education/schools/school-places/normal-area-school-search/find-your-normal-area-school.aspx>

<http://www.derbyshire.gov.uk/>

CONDITION OF SALE

These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of a contract. All measurements are estimates. All electrical and gas appliances included in these particulars have not been tested. We would strongly recommend that any intending purchaser

should a
independ
warranty
against a
these sale

VIEWING
Strictly by
Co (ACB)



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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		
	68	84
England & Wales	EU Directive 2002/91/EC	