



Darley Close, Brizlincote Valley,
Burton-on-Trent



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Freehold

£375,000



Key Features

- Large Family Home
- Four Bedroom (Two En-Suite)
- Three Reception Rooms
- Large Private Rear Garden
- Highly Regarded Location
- Well Presented Throughout
- EPC rating D





A very well presented detached home in this very popular location and occupying cul de sac position and standing on a generous plot private plot. Having UPVC double glazing and spacious accommodation comprises, Enclosed Front Porch, Entrance Hallway, Guest Cloakroom, Large Bay Windowed Lounge, Separate Dining Room, Study, Breakfast Kitchen, Guest Cloakroom and Utility Room. The first floor offers Four Good Sized Bedrooms, Two with En-suite Shower Rooms and Family Bathroom. Outside offers a good sized plot with double width driveway leading to single garage and enclosed rear landscaped gardens.



Accommodation in Detail

Upvc composite Entrance Door with diamond double glazed visibility light leading to

Entrance Porch

with double glazed units to either side, quarry tiled floor & half obscure double and leaded glazed entrance to

Impressive Entrance Hall

with quality fitted limed oak effect laminate flooring, dog leg staircase rising to first floor, fitted smoke alarm, thermostatic control for central heating, one central heating radiator, coving to ceiling and useful understairs storage cupboard.



Guest Cloakroom

with low level w.c, pedestal wash hand basin, half tiling compliment to walls, one central heating radiator, obscure Upvc double glazed window to side and fitted coving to ceiling.

Bay Windowed Front Sitting Room

extending to 4.33m

with feature fireplace in white with marble back plate & hearth together with inset living flame gas fire, quality fitted limed oak effect laminate flooring, two central heating radiators, coving to ceiling, Upvc double glazed bay window to front & further double glazed window to side.

Dining Room

3.66m x 3.03m (12ft x 9.9ft)

with quality fitted limed oak effect laminate flooring, one central heating radiator, coving to ceiling & Upvc double glazed French door with double glazed units to either side opening onto the delightful rear garden.

Study

2.04m x 2.03m (6.7ft x 6.7ft)

with quality fitted limed oak effect laminate flooring, Upvc double glazed window to front, one central heating radiator and coving to ceiling.

Breakfast Kitchen

3.02m x 3.6m (9.9ft x 11.8ft)

with a good array of light oak fronted base & eye level units together with complimentary working surfaces over, enamel one and a half bowl sink and draining unit with swan neck mixer taps over, plumbing for dishwasher, four ring gas hob with extractor over, built in Indesit double oven, ceramic tiling to floor, one central heating radiator, Upvc double glazed window overlooking the rear garden & further Upvc double glazed window to side.





Utility Room

2.09m x 1.5m (6.9ft x 4.9ft)

with light oak fronted base & eye level units, stainless steel sink and draining unit, ceramic tiling to floor, plumbing for automatic washing machine, one central heating radiator and half double glazed door to side.

On the first floor

Landing

with Upvc double glazed window to side, coving to ceiling and access to loft area via retractable ladder.

Airing Cupboard

with lagged hot water cylinder and fitted shelving.

Master Bedroom

excluding wardrobe recess

with Upvc double glazed window to front elevation, extensive array of built in wardrobes, coving to ceiling and one central heating radiator.

En Suite Shower Room

with suite comprising, shower enclosure with thermostatically controlled shower, pedestal wash hand basin, low level w.c, half tiling compliment to walls, fitted shaver point, obscure Upvc double glazed window to side and one central heating radiator.



Rear Bedroom Two

Maximum

with Upvc double glazed window to rear elevation, built in range of wardrobes, coving to ceiling and one central heating radiator.

En Suite Shower Room

with suite comprising, quadrant shower enclosure, low level w.c, pedestal wash hand basin, half tiling compliment to walls and full tiling to shower area, obscure Upvc double glazed window to side elevation, one central heating radiator and fitted extractor vent.

Bedroom Three

3.04m x 3.77m (10ft x 12.4ft)

with double glazed Velux roof light with integrated blind and Upvc double glazed window to rear elevation, coving to ceiling and one central heating radiator.

Bedroom Four

3.87m x 2.08m (12.7ft x 6.8ft)

with Upvc double glazed window to front elevation, built in range of wardrobes, coving to ceiling and one central heating radiator.

Bathroom

with White suite comprising, panelled bath, pedestal wash hand basin, low level w.c, half tiling compliment to walls, one central heating radiator, obscure Upvc double glazed window to rear and fitted shaver point.

Outside

To the front is a mainly lawned foregarden and an extensive block paved driveway to the front provides plenty of parking & leads to

Garage

with up and over garage door, lighting, power and rear courtousy door

Rear Garden

The rear garden is extremely private and features several patio/seating areas, there are shaped lawns & well stocked shrub borders.





Services

All mains services are believed to be connected to the property.

Measurement

The approximate room sizes are quoted in metric. The imperial equivalent is included in brackets.

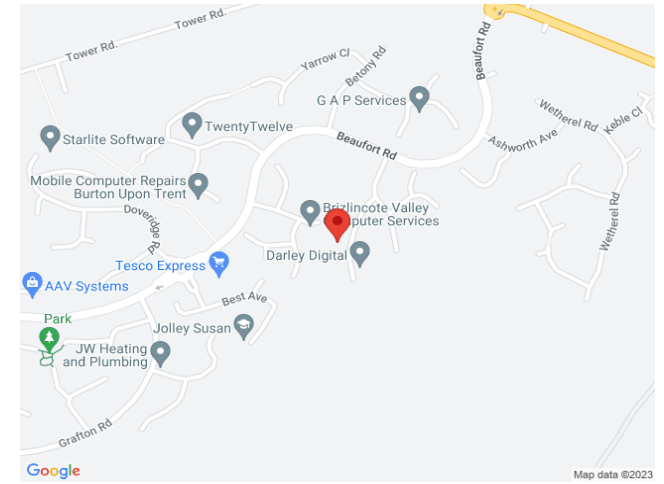
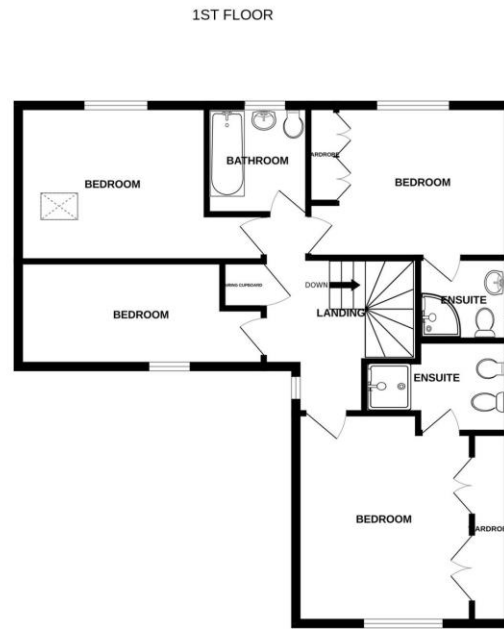
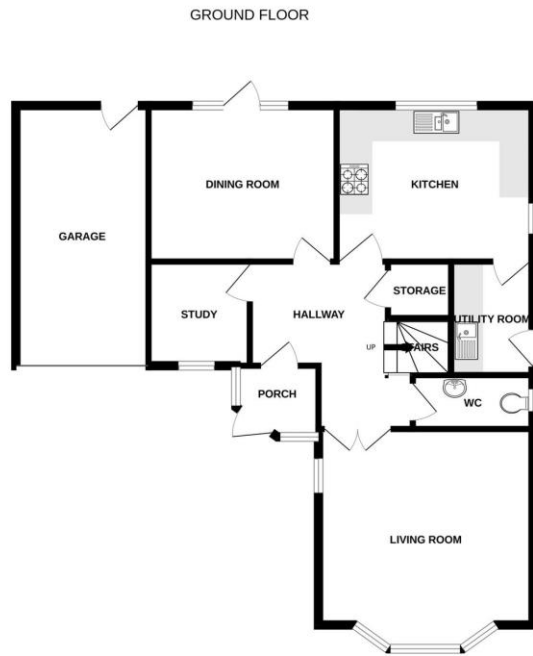
Tenure

Freehold - with vacant possession upon completion. Newton Fallowell recommend that purchasers satisfy themselves as to the tenure of the property and we would recommend that they consult a legal representative such as a Solicitor appointed in their purchase.

Note

The services, systems and appliances listed in this specification have not been tested by Newton Fallowell and no guarantee as to their operating ability or their efficiency can be given.

Floorplan



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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EPC GRAPH



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