



Avon Way, Brizlincote Valley,
Burton-on-Trent



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Guide price £275,000



Key Features

- Superbly Presented Detached Family Home
- Pleasant Cul de Sac Location
- Extended To Provide Three Good Bedrooms & Impressive Dining Kitchen
- Attractive Well Tended Gardens
- Driveway & Garage
- EPC rating D
- Freehold





A beautifully presented three bedroom home with the benefit of an extension that has provided an attractive good sized main bedroom and a very impressive dining kitchen. Occupying a pleasant cul de sac location on this established development the property offers attractive features complemented by a well tended enclosed garden. Internally the accommodation comprises: - entrance hall, cloak room, lounge/dining room, excellent open plan dining kitchen and on the first floor a landing leads to three good sized bedrooms and a very well appointed shower room. There is gas fired central heating, double glazing and an attached garage.

Accommodation In Detail

Part glazed entrance door opening into:

Reception Hall

having engineered wood flooring, staircase rising to first floor and one central heating radiator.

Cloak Room

having wc, wash basin, engineered wood flooring and window to front elevation.

Lounge 3.49m x 4.31m (11'6" x 14'1")

having one central heating radiator, bay window to front elevation, coving to ceiling, engineered wood flooring, attractive replica period fireplace housing a coal effect gas fire surmounted on a painted stone hearth and arched feature opening through to the dining room.

Dining Area 3.41m x 2.05m (11'2" x 6'8")

having double patio doors opening out onto the rear garden, engineered wood flooring and one central heating radiator.

Dining Kitchen

featuring:

Kitchen Area 4.59m x 3.38m (15'1" x 11'1")

having stone tiled floor, Belfast sink set into polished dark wood work top, tiled splashback, four ring ceramic hob with extractor canopy over, ample range of cupboards and drawers with complementary island feature, full height cupboards fitted to one wall with integrated fridge/freezer and oven, concealed central heating boiler, good sized understairs storage cupboard, window to rear elevation and access to garage.

Dining Area 4.17m x 2.42m (13'8" x 7'11")

having stone tiled floor, window to rear elevation, sliding patio door to side and upright tubular feature radiator.

On The First Floor

Landing

having airing cupboard, overstairs storage cupboard, window to side elevation and dado rail.

Bedroom One 4.60m x 3.07m (15'1" x 10'1")

having wood effect flooring, window to front elevation, two windows to rear elevation, one central heating radiator and coving to ceiling.

Bedroom Two 4.47m x 2.47m (14'8" x 8'1")

having one central heating radiator and window to front elevation.

Bedroom Three 2.72m x 2.33m (8'11" x 7'7")

having built-in wardrobes to one wall with sliding doors, one central heating radiator and window to front elevation.

Shower Room

having corner shower cubicle, wc, bowled wash basin with mixer tap over standing on a vanity unit with wooden top and cupboards under, brick tiling to one wall, full height wall mirror, window to front elevation and tall single panelled radiator.





Outside

To the front of the property there is a driveway giving access to the garage and pedestrian access to the rear. To the rear is an enclosed rear garden together with patio area and artificial lawned area.

Garage 5.30m x 2.56m (17'5" x 8'5")

having up and over door and courtesy door to kitchen.

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.

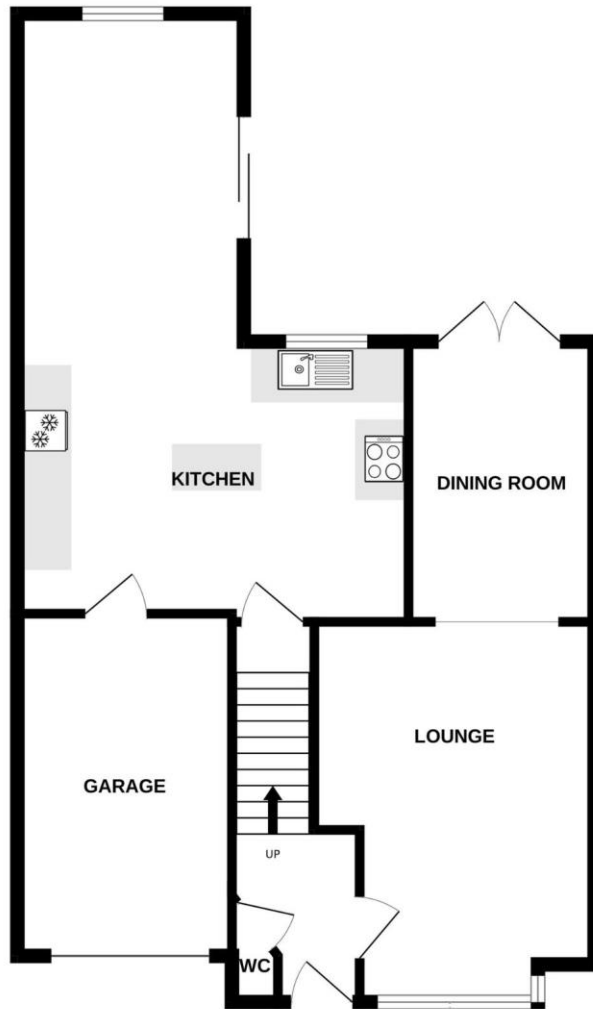
Note

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.

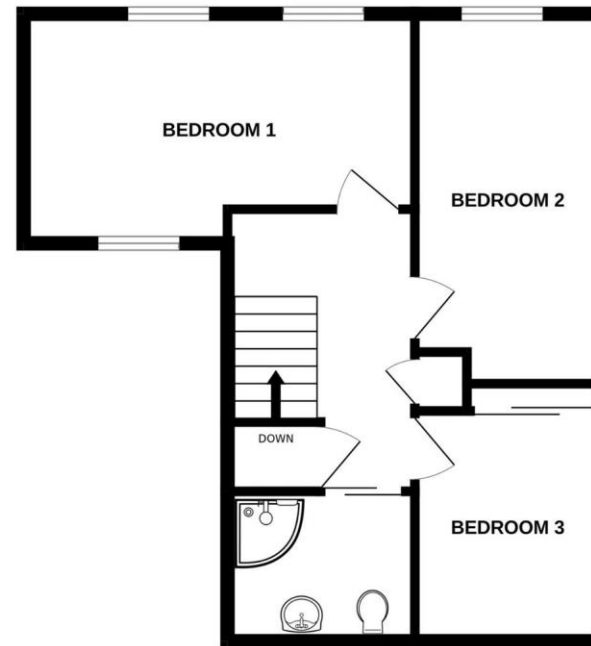




GROUND FLOOR
733 sq.ft. (68.1 sq.m.) approx.

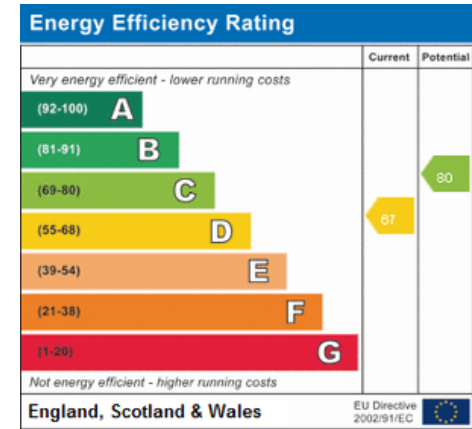


1ST FLOOR
464 sq.ft. (43.1 sq.m.) approx.



TOTAL FLOOR AREA : 1197 sq.ft. (111.2 sq.m.) approx.

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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