



Thorpe Close, Brizlincote Valley,  
Burton-on-Trent



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Guide price £375,000



## Key Features

- Large Four Bedroomed Detached Home
- Cul De Sac Location
- Fabulous Rear Conservatory
- Re-Fitted Kitchen & Bathroom
- Lovely Landscaped Gardens
- Viewing A Must To Appreciate
- EPC rating B
- Freehold





Newton Fallowell are pleased to be able to offer for sale this large executive detached home which occupies a corner plot upon this quiet cul de sac. The home enjoys a sizeable plot and also benefits from some lovely country views and is worthy of an internal inspection in order to appreciate the accommodation on offer which in brief comprises: - open canopied entrance, entrance hall, guest cloaks, bay windowed open plan breakfast kitchen, separate utility room, large lounge opening through to the dining room and lovely conservatory. On the second floor a landing leads to four well proportioned bedrooms, the master bedroom having extensive built-in wardrobes and en-suite shower room, the further bedrooms are of good proportions and there is also a family bathroom with modern white suite. Outside to the front a sweeping driveway provides parking for two vehicles and leads to an attached garage and to the rear is a pleasant enclosed landscaped garden.

### Accommodation In Detail

#### Open Canopied Entrance

having double glazed leaded and stain glazed entrance door leading to:

#### Impressive Entrance Hall

having solid oak stripped flooring, staircase rising to first floor and fitted smoke alarm.

#### Guest Cloak Room

having low level comfort toilet, wall mounted wash basin, one central heating radiator and obscure Upvc double glazed window to side elevation.

#### L-Shaped Breakfast Kitchen 3.76m x 3.92m extending to 4.4m

having a good array of medium grey coloured base and eye level units with complementary slate effect working surfaces, built-in electric oven, four ring gas hob with contemporary extractor over, stainless steel sink and draining unit, integrated dishwasher, Upvc double glazed window to front elevation, walk-in bay window to side elevation and stainless steel sink and draining unit.

#### Utility Room 1.70m x 1.60m (5'7" x 5'2")

having a range of cream fronted base and wall mounted units with complementary slate effect working surfaces, fitted Worcester condensing combi gas fired central heating boiler, obscure double glazed door to side elevation, one central heating radiator and plumbing for washing machine.

#### Impressive Lounge 3.35m x 4.97m extending to 5.67m

having Upvc double glazed window to front elevation, Upvc double glazed walk-in bay window to rear elevation, French doors opening out to patio, feature pine fireplace with marble backplate and hearth together with inset Living Flame gas fire and one double central heating radiator.

#### Dining Room 2.93m x 2.93m (9'7" x 9'7")

having one central heating radiator and Upvc double glazed French doors with double glazed lights to either side leading through to the conservatory.

#### Conservatory 3.41m x 3.85m (11'2" x 12'7")

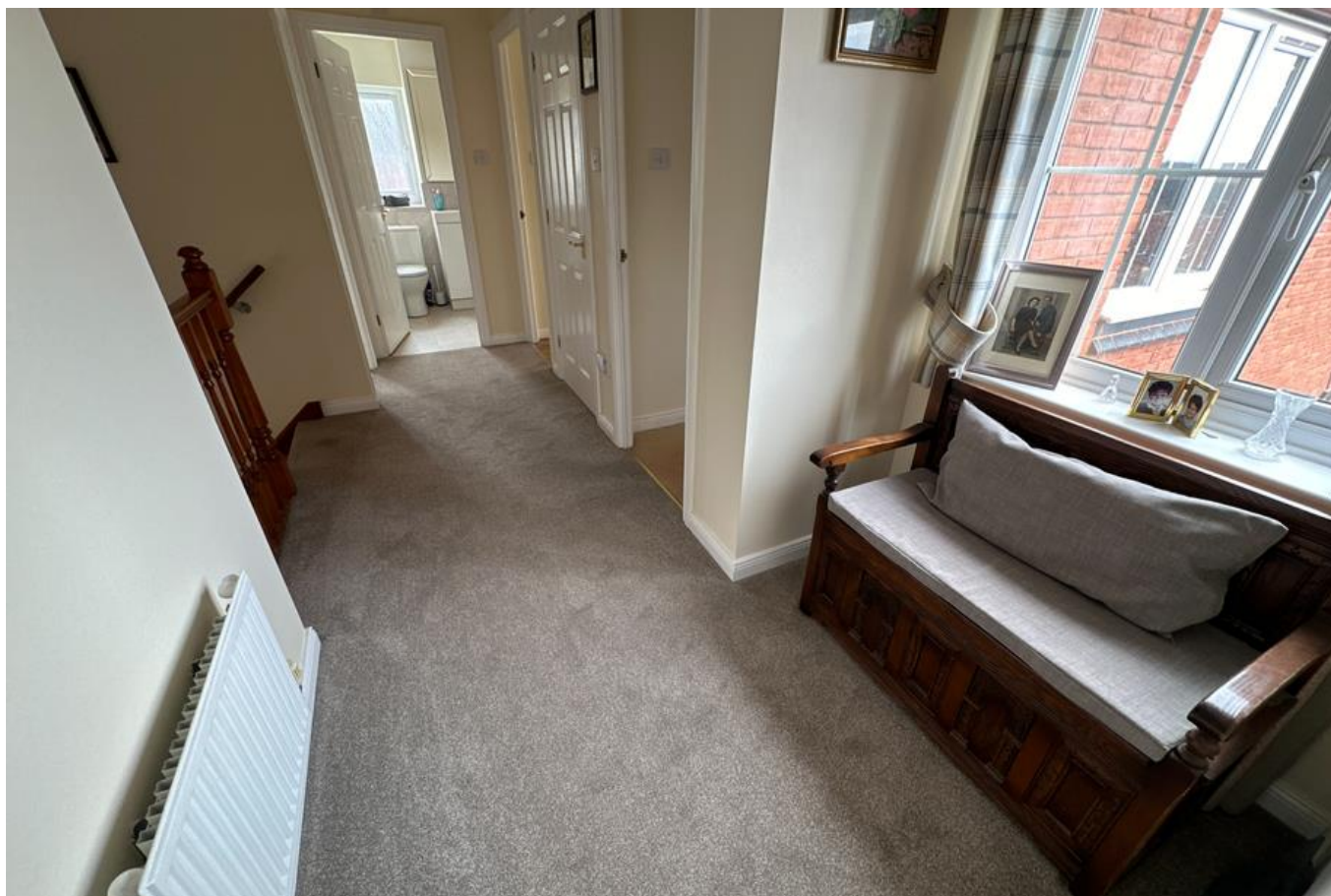
having double glazed tinted roof, various opening lights and sliding doors leading out to the side patio.

### On The First Floor

#### Large Landing

having access to loft via a retractable ladder, fitted smoke alarm, large full height storage cupboard and Upvc double glazed windows to either side including a southern aspect window providing lovely views and seating area.





### Master Bedroom 3.88m x 3.32m (12'8" x 10'11")

having Upvc double glazed window to front elevation, one central heating radiator and a wonderful array of built-in mirror fronted wardrobes.

### En-Suite

having suite comprising pedestal wash basin, low level comfort toilet, fully tiled shower enclosure with thermostatically controlled shower, obscure Upvc double glazed window to side elevation, fitted extractor vent and one central heating radiator.

### Bedroom Two 2.93m x 4.26m (9'7" x 14'0")

(to 1m height) having quality fitted oak effect laminate flooring, one central heating radiator, double glazed Velux ceiling light and Upvc double glazed window providing views towards Brizlincote Hall.

### Bedroom Three 2.02m x 4.04m extending to 4.91m

(to 1m height) having Upvc double glazed window to front elevation and one central heating radiator.

### Bedroom Four 1.97m x 3.01m (6'6" x 9'11")

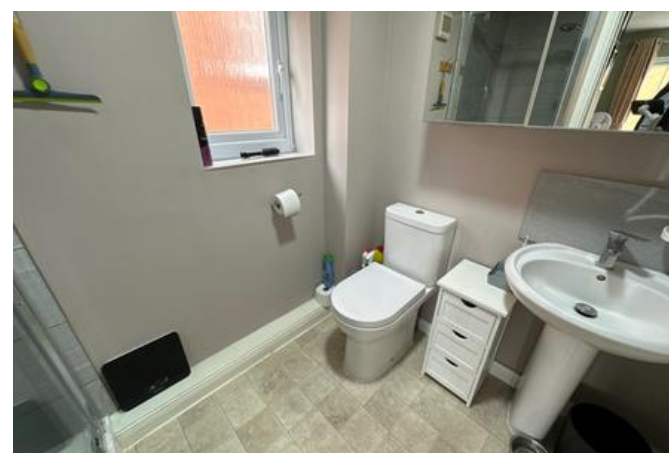
having Upvc double glazed window to rear elevation and one central heating radiator.

### Re-Fitted Bathroom

having three piece suite comprising P-shaped bath with waterfall mixer tap and thermostatically controlled shower over together with glass and chrome screen, vanity wash basin, low level wc, extensive tiling complement, obscure Upvc double glazed window to rear elevation, heated ladder towel radiator and fitted extractor vent.

### Outside

To the front of the home is a hard landscaped fore garden with gravel and slate and an adjacent double width driveway leads to an attached garage with up and over door, electric light and power. To the rear is a very pleasant corner plot garden featuring two large seating areas and a good expanse of artificial lawn. The rear garden offers a good degree of privacy and is well screened by timber fencing and hedgerow.



## Services

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

## Mesasurement

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.

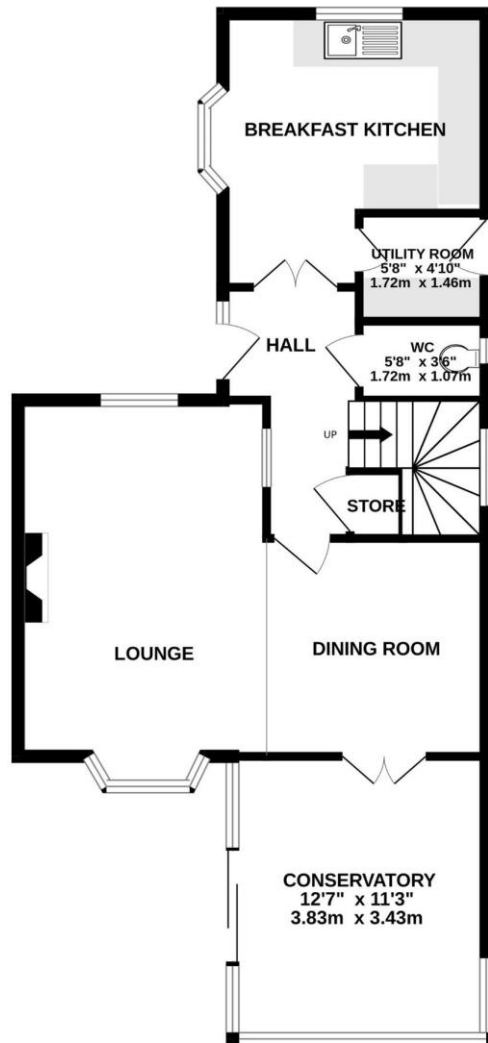
## Note

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.

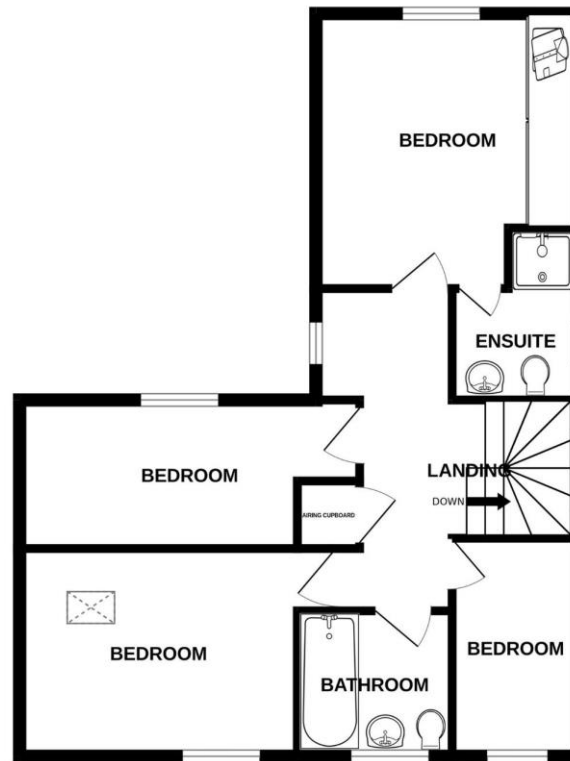




GROUND FLOOR



1ST FLOOR



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		
(92-100) <b>A</b>		
(81-91) <b>B</b>	84	86
(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		
England, Scotland & Wales		EU Directive 2002/91/EC

Address:  
5 2F 1726 Close