



Claymills Close, Brizlincote Valley,  
Burton-on-Trent



4



3



2



Guide price £400,000



## Key Features

- Large Impressive Four Bedroomed Detached Home
- Highly Regarded Residential Development
- Unexpired NHBC Warranty
- Two Bedrooms With En-Suites
- Fabulous Open Plan Living Dining Kitchen
- Close To Amenities & Facilities
- EPC rating B
- Freehold





Newton Fallowell are pleased to be able to offer for sale this deceptively spacious, impressive, well equipped, four bedroomed, detached family home situated on this delightful modern Strata Homes development. With easy access to all amenities and facilities the home in brief comprises: - entrance hall, guest cloak room, large main reception room, stunning open plan living dining kitchen with a good quality range of units and integrated appliances and on the first floor landing leads to four beautifully proportioned double bedrooms, the master bedroom having an extensive array of built-in wardrobes and en-suite, the second bedrooms also enjoys its own en-suite facilities together with a family bathroom. Outside to the front is a small garden and an adjacent driveway leads to the detached brick built garage. The rear garden is enclosed and features patio, lawned and decking areas together with a children's play area.

#### Accommodation In Detail

Open glass and stainless steel canopy with composite security entrance door with double glazed lights to either side leading to:

#### Entrance Hall

having staircase rising to first floor, ceramic non-slip tiled flooring, fitted smoke alarm, one central heating radiator, thermostatic control for central heating and full height cloaks cupboard.

#### Main Sitting Room 3.46m x 4.66m (11'5" x 15'4")

having Upvc double glazed sash style window to front elevation and one central heating radiator.

#### Stunning Open Plan Living Dining

featuring:

#### Kitchen Area 4.67m x 3.04m extending to 4.24m

having a lovely array of contemporary mocca coloured base and wall mounted units with complementary rolled edged working surfaces, stainless steel sink and draining unit, five ring electric hob, fan assisted oven, integrated dishwasher and fridge/freezer, ceramic tiling to floor, Upvc double glazed sash style window to front elevation, low intensity spotlights to ceiling, fitted smoke alarm and large useful understairs storage cupboard.

#### Living Dining Area 6.72m x 3.10m (22'0" x 10'2")

having Upvc double glazed window Upvc double glazed French doors with double glazed lights to either side opening onto the rear garden, non-slip ceramic tiling to floor and two central heating radiators.

#### Utility Room 2.03m x 2.12m (6'8" x 7'0")

having a range of fitted mocca coloured base and eye level units with complementary rolled edged working surfaces, stainless steel sink and draining unit, half double glazed door to rear elevation, ceramic non-slip flooring, fitted extractor vent and one central heating radiator.

#### Guest Cloak Room

having low level wc, pedestal wash basin, one central heating radiator, fitted extractor vent and ceramic non-slip flooring.

#### On The First Floor

#### Landing 0.00m x 0.00m (0'0" x 0'0")

having access to loft space, fitted smoke alarm, one central heating radiator and airing cupboard with pressurised hot water cylinder.

#### Master Bedroom 5.02m x 3.51m (16'6" x 11'6")

having Upvc double glazed sash style window to front elevation, one central heating radiator and a range of built-in wardrobes.

#### En-Suite Shower Room

having shower enclosure with thermostatically controlled shower, pedestal wash basin, low level wc, heated chrome ladder towel radiator, marble effect ceramic tiling to floor and walls, obscure Upvc double glazed sash window to front elevation and fitted extractor vent.





### Bedroom Two 3.38m x 3.22m (11'1" x 10'7")

having Upvc double glazed sash style window to front elevation and one central heating radiator.

### En-Suite Shower Room

having three piece suite comprising low level wc, pedestal wash basin, shower enclosure with Drenche thermostatically controlled shower, obscure Upvc double glazed window to side elevation and ceramic tiling to floor.

### Bedroom Three 2.56m extending to 3.23m x 2.83m

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

### Bedroom Four 3.23m x 3.49m (10'7" x 11'6")

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

### Family Bathroom

having suite comprising panelled bath with thermostatically controlled shower over together with glass and chrome screen, pedestal wash basin, low level wc, chrome towel radiator, ceramic tiling to walls and floor, obscure Upvc double glazed sash style window to rear elevation and fitted extractor vent.

### Outside

To the front of the property is a small fore garden with an adjacent tarmac driveway leading to a detached brick built garage with up and over door, electric light and power. The rear garden is well screened by timber fencing and features a good sized patio area, lawned area, decking area and a children's play area with artificial lawn.



### 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.

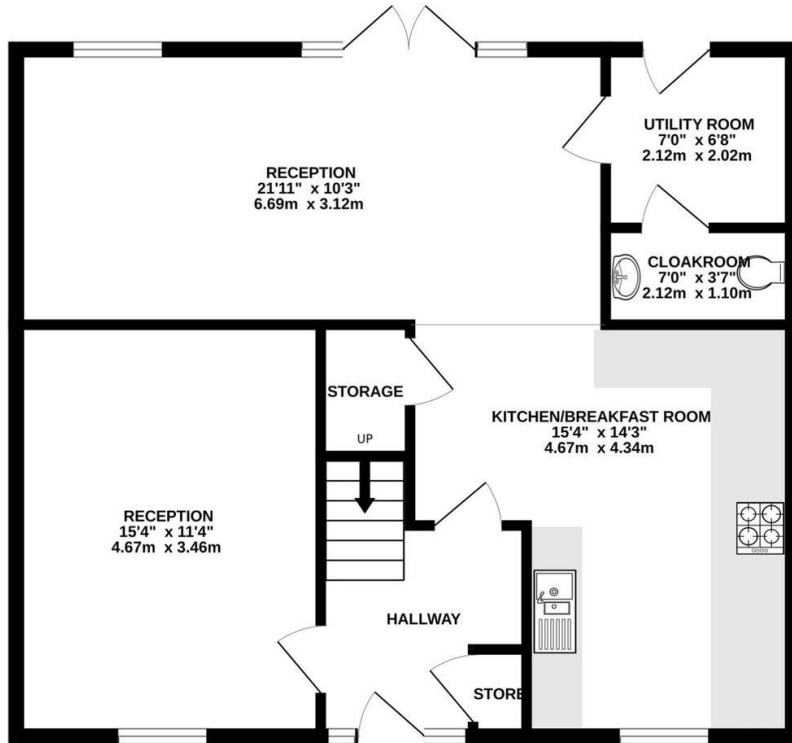
### Note

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.

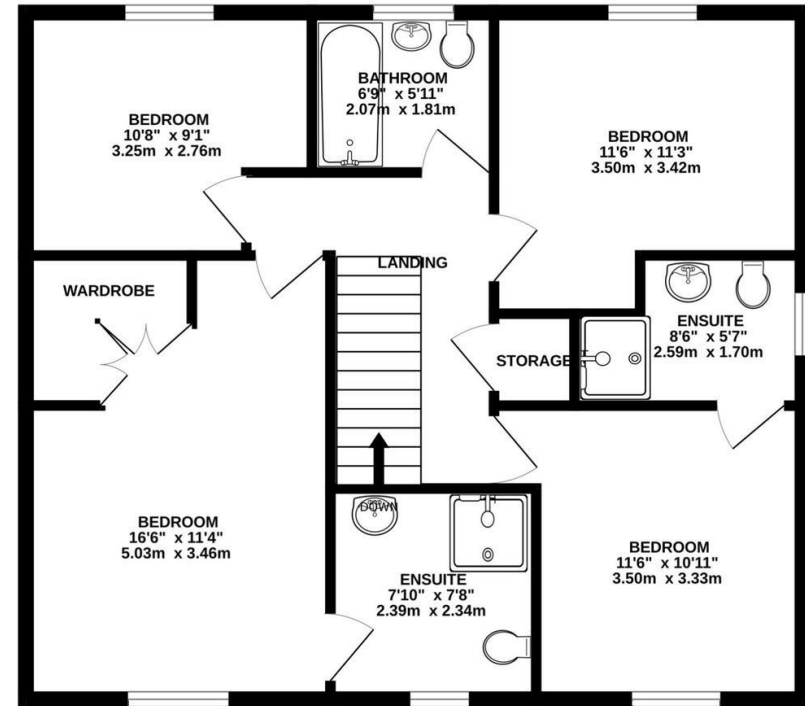




GROUND FLOOR  
739 sq.ft. (68.7 sq.m.) approx.



1ST FLOOR  
739 sq.ft. (68.7 sq.m.) approx.



TOTAL FLOOR AREA : 1478 sq.ft. (137.4 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			93
(81-91) <b>B</b>		85	
(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:  
3 Claymills Close

