



Clifton Way, Brizlincote Valley,
Burton-on-Trent



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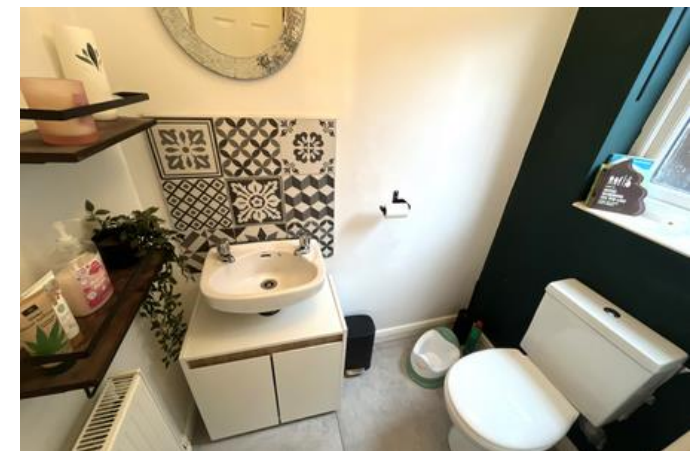
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Guide price £375,000



Key Features

- Heavily Extended Detached Home
- Highly Regarded Brizlincote Valley Development
- Gas Fired Central Heating, Upvc Double Glazing & Solar Panels
- Excellent Views Towards Brizlincote Hall
- Extensive Family Living Space
- Four Bedrooms
- EPC rating C
- Freehold





Situated on the popular Brizlincote Valley this heavily extended four bedroomed detached family home is worthy of an internal inspection in order to appreciate the size and level of accommodation on offer. The home in brief comprises: - reception hall, study, inner hallway, by windowed front sitting room, fabulous open plan living dining kitchen with utility and guest cloaks off. On the first floor a landing leads to four well proportioned bedrooms, the master bedroom having an en-suite, three of the four bedrooms have built-in wardrobes and there is also a family bathroom. Outside to the front is an extensive block paved driveway and to the rear is a tiered landscaped garden with lawn and seating areas.

Accommodation In Detail

Composite contemporary grey entrance door with obscure double glazed light to side leading to:

Reception Hall 2.60m x 3.27m (8'6" x 10'8")

having engineered oak flooring, contemporary vertical central heating radiator and opening through into:

Study 2.57m x 1.70m (8'5" x 5'7")

having obscure Upvc double glazed window to side elevation, engineered oak flooring and vertical central heating radiator.

Inner Hallway

having engineered oak flooring, staircase rising to first floor, contemporary central heating radiator, fitted smoke alarm and access to large cloaks cupboard with automatic light.

Front Sitting Room 3.7m x 4.64m extending to 5.3m into bay

having Upvc double glazed walk-in bay window to front elevation, two central heating radiators including vertical radiator and sliding oak doors leading through to:

Stunning Open Plan Extended Living Dining Kitchen 5.46m x 5.2m extending to 6.2m

having a fabulous array of quality navy base and eye level units with bronze trim and complementary rolled edged working surfaces, five ring induction Bosch hob, Bosch twin ovens, plumbing for American fridge/freezer, integrated dishwasher, polycarbonate sink and draining unit with mixer tap and incinerator over, integrated Bosch microwave, central island providing dining space, low intensity spotlights to ceiling, bi-fold doors opening out onto the rear garden and bank of four double glazed roof lights.

Utility Room 1.60m x 2.44m (5'2" x 8'0")

having a range of cream eye level units with working surfaces under, stainless steel sink, plumbing for washing machine, Upvc double glazed door to rear elevation, one central heating radiator, ceramic tiling to floor, fitted wall mounted Baxi gas fired central heating boiler and large full height storage cupboard.

Guest Cloak Room

having low level twin flush wc, pedestal wash basin, one central heating radiator, obscure Upvc double glazed window to side elevation and ceramic tiling to floor.

On The First Floor

Landing

having access to loft space, fitted smoke alarm and airing cupboard/store.

Master Bedroom 4.60m x 3.20m (15'1" x 10'6")

having a bank of five built-in wardrobes, Upvc double glazed window to front elevation, one central heating radiator and fitted wall light points.

En-Suite Shower Room

having suite comprising quadrant shower enclosure with thermostatically controlled shower, low level wc, pedestal wash basin, obscure Upvc double glazed window to front elevation and heated chrome ladder towel radiator.





Bedroom Two 3.76m x 2.70m (12'4" x 8'11")

having Upvc double glazed window to front elevation, one central heating radiator and useful overstairs store.

Bedroom Three 3.04m x 3.00m (10'0" x 9'10")

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

Bedroom Four 2.17m x 3.10m (7'1" x 10'2")

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

Family Bathroom

having three piece suite comprising panelled bath, pedestal wash basin, low level wc, half tiling complement to two walls, obscure Upvc double glazed window to rear elevation, fitted shaver point, heated chrome ladder towel radiator and fitted extractor.

Outside

To the front of the property is a sweeping block paved driveway providing parking for three/four vehicles. To the rear is a pleasant tiered garden featuring a lawned area, soft play area, steps rise to a decking and paved patio areas and there is a further gravelled seating area at the far extent of the garden.

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.

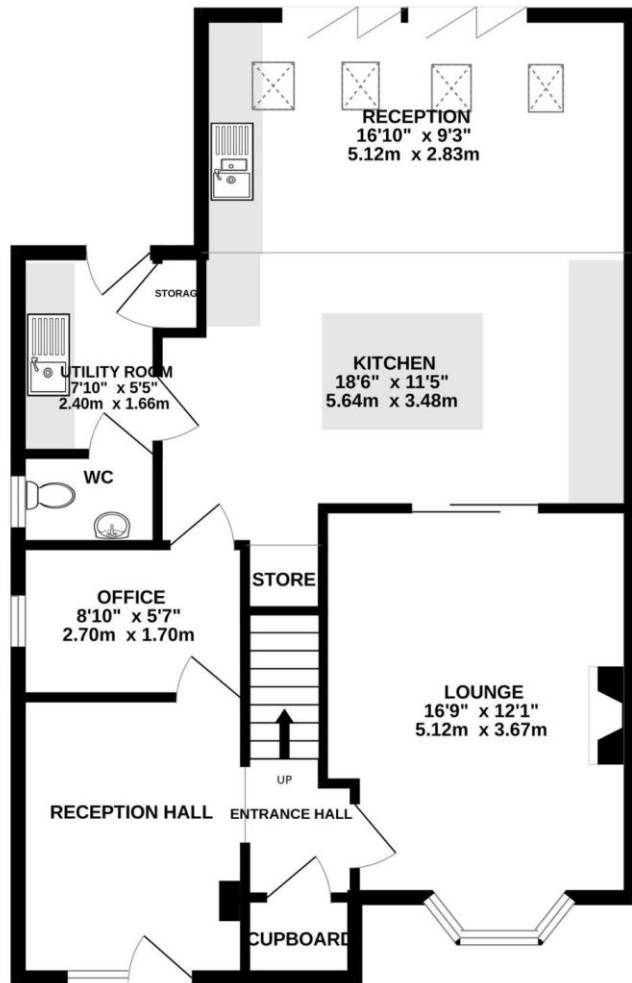
Note

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.

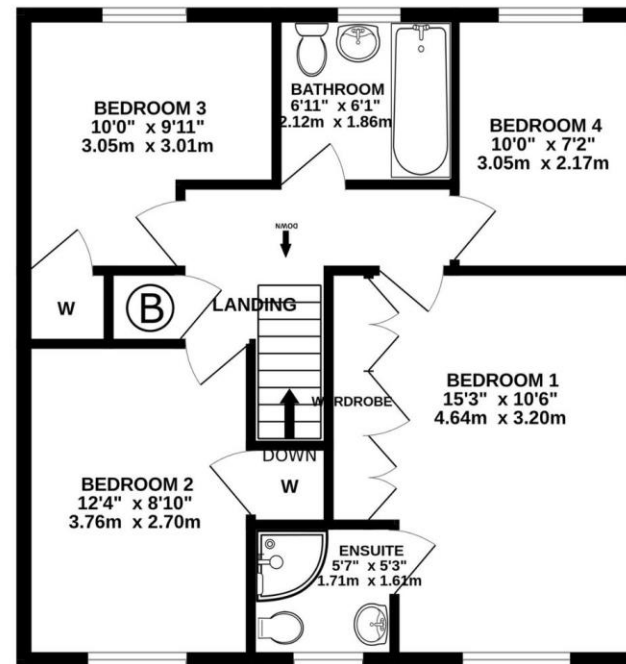




GROUND FLOOR
802 sq.ft. (74.5 sq.m.) approx.



1ST FLOOR
604 sq.ft. (56.1 sq.m.) approx.



TOTAL FLOOR AREA : 1406 sq.ft. (130.6 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) A		
(81-91) B		83
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Address:
5 Clifton Way

