



Orchid Close, Stapenhill,
Burton-on-Trent



4



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Offers in excess of £300,000



Key Features

- Extended Four Bedroomed Detached Home
- Popular Location
- Recently Renovated
- Recently Landscaped
- All New Windows & Doors
- Corner Plot Position
- EPC rating D
- Freehold





Newton Fallowell are pleased to be able to offer for sale this well appointed four bedroomed detached property on the desirable estate of Brizlincote Valley. In brief the accommodation comprises: - entrance hall, guest cloak room, lounge, dining room, breakfast kitchen, utility room, garage/workshop and on the first floor a landing leads to three bedrooms, en-suit shower room to master bedroom and family bathroom. The property sits well on its corner plot and benefiting from a well landscaped rear garden, recently landscaped frontage providing ample off road parking. Viewings are recommended to appreciate the accommodation on offer.

Accommodation In Detail

Composite double glazed three windowed door with frosted Upvc double glazed side panel leading to:

Entrance Hall

having BT point, staircase rising to first floor and wood effect laminate flooring.

Guest Cloak Room 0.90m x 2.11m (3'0" x 6'11")

having low level wc, space-saving wash basin with chrome taps, tiled splashback, mosaic tiled mirror, one central heating radiator, built-in storage with rails and shelves, stone effect tiling to floor and Upvc double glazed window to front elevation.

Breakfast Kitchen 2.96m x 4.62m (9'8" x 15'2")

having a range of base and wall mounted units with shaker style doors and chrome handles, granite worktop, undercounter stainless steel sink with chrome mixer tap, built-in dishwasher, fridge and freezer, tiled splashback, space for oven, overhead extractor, understairs storage cupboard, wood effect laminate flooring, one central heating radiator and Upvc double glazed window to rear elevation.

Lounge 3.36m x 4.22m (11'0" x 13'10")

having electric fire with marble hearth and wooden surround, BT, tv and satellite points, one central heating radiator, oak flooring, Upvc double glazed window to front elevation and oak glass panelled bi-folding doors leading into:

Dining Room 3.36m x 2.43m (11'0" x 8'0")

having one central heating radiator and Upvc bi-folding doors leading out to rear patio.

Utility Room 2.44m x 1.54m (8'0" x 5'1")

having space for washing machine and tumble dryer, built-in freezer, granite effect work top and doorway leading through to Garage/Workshop.

On The First Floor

Landing

having access to loft space and storage cupboard housing new Weissman central heating boiler.

Master Bedroom 2.40m x 3.03m (7'11" x 9'11")

having built-in wardrobes with sliding doors, tv aerial point, one central heating radiator and Upvc double glazed windows to front elevation.

En-Suite 1.33m x 1.59m (4'5" x 5'2")

having low level wc with hidden cistern, wash basin with chrome mixer tap, granite tiled shelving, built-in storage cupboards and mirror, tiled splashback, fully enclosed shower cubicle which is tiled and has an electric shower, heated towel radiator, extractor fan and vinyl flooring.

Bedroom Two 2.19m x 3.02m (7'2" x 9'11")

having built-in wardrobe, one central heating radiator and Upvc double glazed window to rear elevation.

Bedroom Three 2.00m x 3.86m (6'7" x 12'8")

having built-in wardrobe, one central heating radiator, Upvc double glazed window to front elevation and wood effect laminate flooring.



Bedroom Four 2.16m x 2.12m (7'1" x 7'0")

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

Bathroom 1.98m x 2.12m (6'6" x 7'0")

having P-shaped bath with chrome mixer tap together with shower, low level wc, pedestal wash basin with chrome fittings, extractor fan, one central heating radiator and frosted Upvc double glazed window to rear elevation.

Outside

There is a front tarmac driveway which has been recently landscaped providing parking for two vehicles. There is a mainly lawned fore garden and an Indian stone pathway and steps lead to the property. To the rear is a fully enclosed garden with Indian stone patio, artificial grass areas, borders with mature plants, raised decking area with sun room.

Garage/Workshop

having electric, consumer unit for electrics, small loft space and Upvc door.

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.

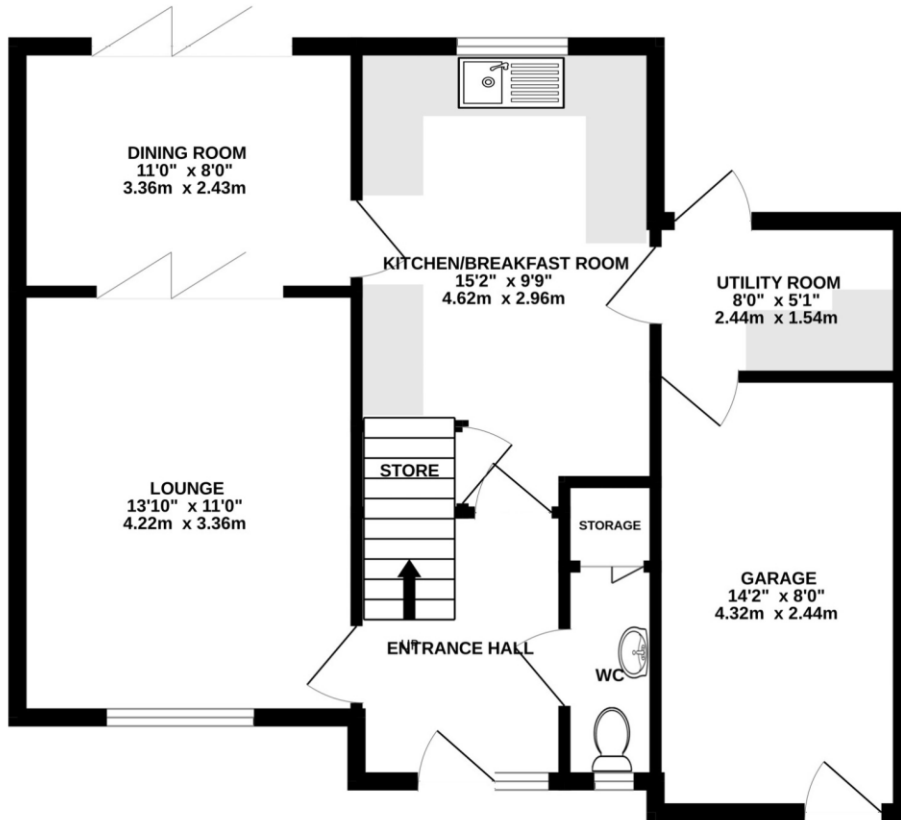
Note

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.

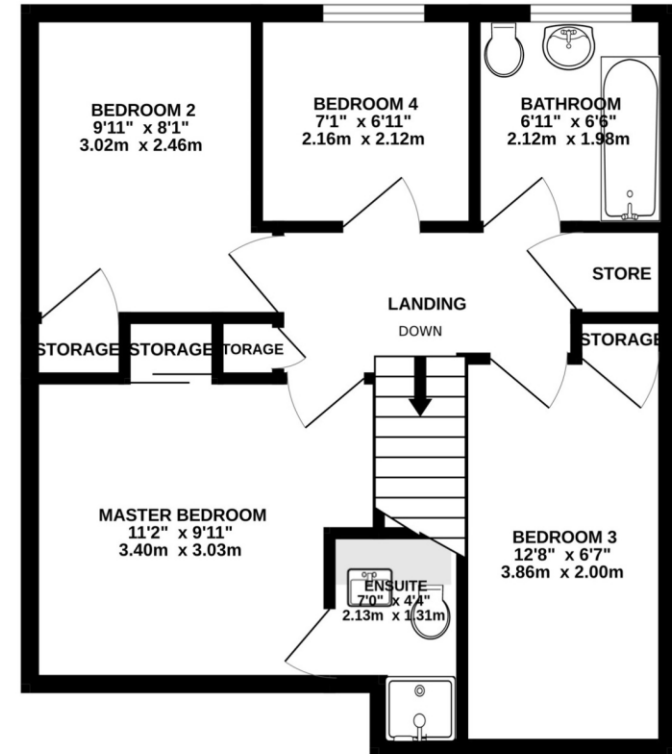




GROUND FLOOR
626 sq.ft. (58.2 sq.m.) approx.



1ST FLOOR
472 sq.ft. (43.8 sq.m.) approx.



TOTAL FLOOR AREA : 1098 sq.ft. (102.0 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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		80
(55-68)	D	66	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			