



Celandine Close, Brizlincote Valley,
Burton-on-Trent



5



3



2

Guide price £525,000



Key Features

- Impressive Five Bedroomed Detached Home
- Accommodation Arranged Over Three Levels
- Impeccable Condition Throughout
- Extensive Array Of Solar Panelling
- Driveway Providing Parking For Approximately Six Vehicles
- Stunning Open Plan Living Dining Kitchen
- EPC rating C
- Freehold





Newton Fallowell are delighted to be able to offer for sale this substantial extended detached family home located in the ever popular Brizlincote Valley. With Upvc double glazing, gas central heating and solar panels together with battery the home is of really lovely proportions and only by a detailed internal inspection can the overall standard of home be fully appreciated. In brief the property comprises: - entrance porch, impressive entrance hall with guest cloaks and storage off, bay windowed front sitting room, large study, stunning open plan living dining kitchen with utility off, on the first floor an impressive landing leads to four generous double bedrooms, two having recently fitted en-suites, family bathroom again with a re-fitted well appointed suite and on the second floor a landing leads to a further large double bedroom and attic space which houses the inverter and battery for the solar panels. Outside a sweeping tarmac driveway provides parking for approximately six vehicles and leads to a garage and workshop. To the rear is a lovely, private garden designed for ease of maintenance with lovely seating areas and quality artificial lawns. Most probably the best house on Brizlincote Valley.

Accommodation In Detail

Part hexagonal entrance porch with half obscure Upvc double glazed entrance door with obscure double glazed lights to either side leading to:

Entrance Porch

having brick flooring and half obscure double glazed entrance door leading to:

Impressive Entrance Hall

having dog legged staircase rising to first floor, engineered oak flooring, useful understairs storage cupboard and one central heating radiator.

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 engineered oak flooring.

Front Sitting Room 4.19m x 3.8m extending to 4.3m into bay

having Upvc double glazed walk-in bay window to front elevation, two double central heating radiators, Upvc double glazed window to side elevation, coving to ceiling and feature stone effect fireplace mounted on a raised hearth with Bioethanol inset fire.

Study 2.05m extending to 2.18m x 4.46m extending to 4.58m

having twin Upvc double glazed windows to front elevation, quality fitted laminate flooring, courtesy access door to garage, two central heating radiators, coving to ceiling and quality fitted laminate flooring.

Stunning Open Plan Living Dining Kitchen 7.66m x 3.01m extending to 5.64m max

featuring:-

Kitchen Area 3.01m x 4.04m (9'11" x 13'4")

having an extensive array of high gloss cream fronted base and eye level units with complementary rolled edged working surfaces, five ring Smeg hob with stainless steel extractor over, integrated Smeg double oven and microwave, integrated fridge/freezer and dishwasher, attractive kickstrip lighting, over and under cupboard lighting, Upvc double glazed window to rear elevation, low intensity spotlights to ceiling, one central heating radiator and Upvc double glazed window to side elevation.

Living Dining Area 5.64m x 3.67m (18'6" x 12'0")

having two central heating radiators, Upvc double glazed windows to rear and side elevations and Upvc double glazed French doors opening onto the side patio.

Utility Room 1.60m x 2.04m (5'2" x 6'8")

having a good range of light oak base and eye level units with complementary rolled edged working surfaces, stainless steel sink and draining unit, plumbing for washing machine, one central heating radiator and half double glazed door to side elevation.





On The First Floor

Impressive Landing 0.00m x 7.63m (0'0" x 7'8")

having staircase rising to second floor, Upvc double glazed windows to front and side elevations, one central heating radiator, useful understairs storage cupboard and further integrated recessed store with extensive shelving.

Master Bedroom 3.58m x 4.04m (11'8" x 13'4")

having one double central heating radiator, coving to ceiling, range of double built-in wardrobes and Upvc double glazed window providing fabulous views over towards Brizincote Hall.

En-Suite

having high end suite comprising over-sized shower enclosure with thermostatically controlled shower, low level twin flush wc with concealed cistern, vanity wash basin, range of fitted cupboards, full tiling complement to floor and walls, low intensity spotlights to ceiling, obscure Upvc double glazed window to side elevation, heated chrome ladder towel radiator, fitted extractor vent and low intensity spotlights to ceiling.

Bedroom Two/Games Room 5.23m x 3.66m (17'2" x 12'0")

having dual aspect Upvc double glazed windows to front and rear elevations, coving to ceiling, quality fitted high gloss light grey laminate flooring and two central heating radiators.

Bedroom Three 3.76m x 3.11m (12'4" x 10'2")

having range of built-in wardrobes, Upvc double glazed window to rear elevation, one central heating radiator and coving to ceiling.

En-Suite

having suite comprising shower enclosure with thermostatically controlled shower, vanity wash basin with cupboards under, low level wc, full tiling complement to walls and floor, obscure Upvc double glazed window to side elevation, low intensity spotlights to ceiling, fitted extractor vent and heated ladder towel radiator.

Bedroom Four 3.12m x 3.41m extending to 4.51m

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



Family Bathroom

having modern high quality suite comprising panelled bath with side fill mixer taps, vanity wash basin, low level wc, full tiling complement to walls and floor, obscure Upvc double glazed window to rear elevation, heated chrome ladder towel radiator, low intensity spotlights to ceiling and fitted extractor vent.

On The Second Floor

Landing

having double glazed Keylite roof light with integrated blinds.

Bedroom Five 3.47m x 4.63m (11'5" x 15'2")

having twin Keylite roof lights with integrated blinds, one central heating radiator and low intensity spotlights to ceiling.

Attic Store

Being fully boarded and gives access to extensive storage and further access the inverter and battery for the solar heating.

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.

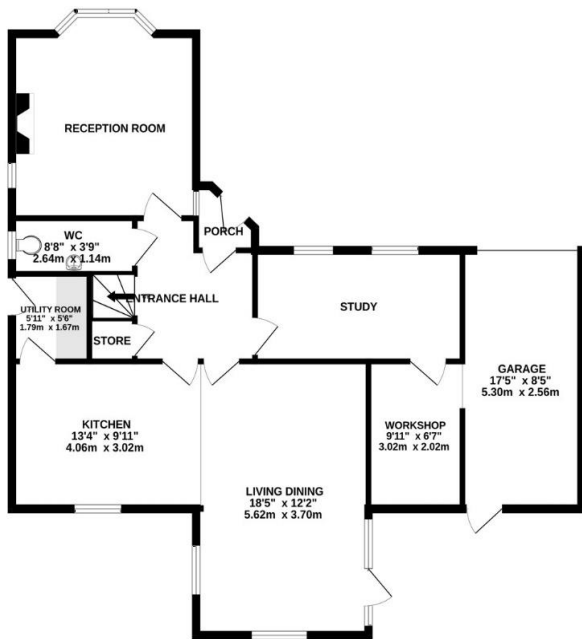
Note

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.

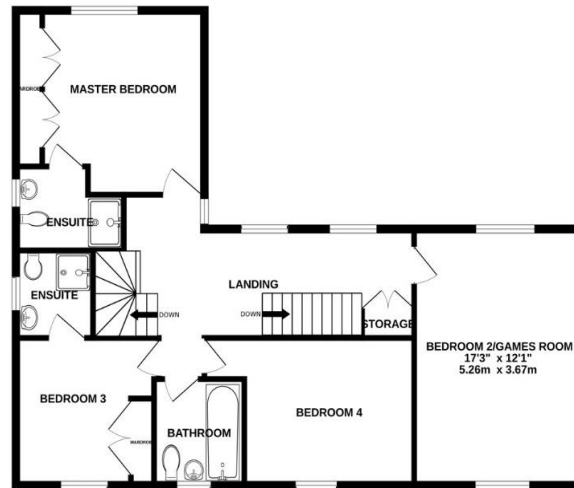




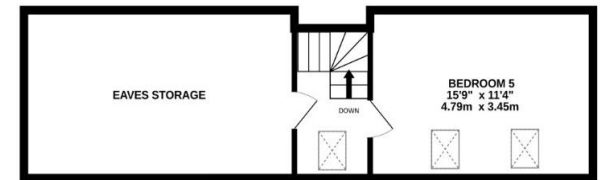
GROUND FLOOR
1007 sq.ft. (93.6 sq.m.) approx.



1ST FLOOR
888 sq.ft. (82.5 sq.m.) approx.



2ND FLOOR
448 sq.ft. (41.6 sq.m.) approx.

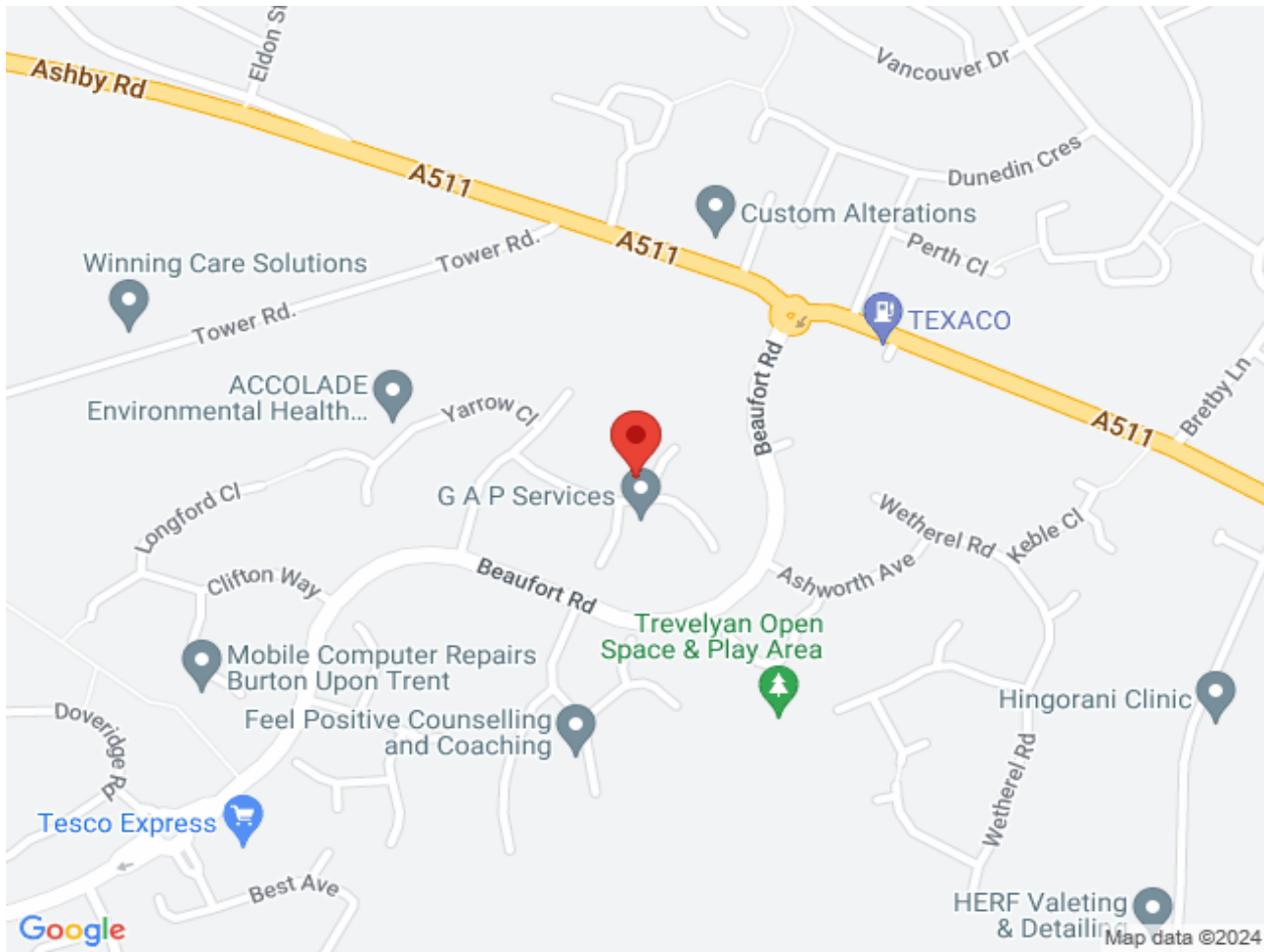


18 CELANDINE CLOSE

TOTAL FLOOR AREA : 2343 sq.ft. (217.6 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.

Made with Metropix ©2024



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	77	84
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
WWW.EPC4U.COM		

