



Greenvale Close, Brizlincote Valley,  
Burton-on-Trent



6



3



2



Guide price £500,000

6 3 2

## Key Features

- Stunning Six Bedroom Family Home
- Highly Regarded Cul De Sac Position
- Beautifully Presented Throughout
- Lovely Rear Garden With Outstanding Views
- Double Garage With Electric Doors/Converted To Games Room/Gym
- Master Bedroom Suite With Luxurious Appointed En-Suite





Occupying a cul de sac position, this individual detached, heavily extended six bedroom family house is worthy of internal inspection in order to appreciate the standard and size of the accommodation on offer. Arranged over two floors, the home in brief comprises: entrance hall, guest cloak room, large bay windowed living room with French doors, superb fitted kitchen with integrated appliances and opening into the dining room, there is a separate utility room which leads to a rear passageway/hall which in turn gives games room. On the first floor a large landing leads to six bedrooms, the master bedroom suite having a beautifully appointed en-suite bathroom, there is a further Bedroom with en-suite shower and also a family bathroom. Outside is a large hard landscaped fore garden with sweeping driveway leading to the double garage. To the rear is a large mainly lawned garden offering much privacy with various seating areas.

#### Accommodation In Detail

##### Open Canopied Entrance

having Upvc double glazed entrance door opening into:

##### Entrance Hall 3.1m x 3.1m extending to 3.6m

having obscure Upvc double glazed window to front elevation, one central heating radiator, quality fitted laminate flooring, staircase rising to first floor with oak handrail and newel posts together with glass balustrade, useful understairs storage cupboard, dental moulded coving to ceiling, thermostatic control for central heating and low intensity spotlights to ceiling.

##### Guest Cloak Room

having low level twin flush wc, vanity wash basin, half tiling to walls, tiling to floor and obscure Upvc double glazed window to front elevation.

##### Large Sitting Room 3.33m x 5.91m extending to 6.38m into bay

having Upvc double glazed walk-in bay window to front elevation, dental moulded coving to ceiling, feature fireplace with marble backplate and hearth together with inset living flame gas fire, one double central heating radiator, quality fitted laminate flooring and Upvc double glazed French doors with double glazed light to side opening onto the rear patio.

##### Open Plan Dining Kitchen 3.89m x 6.51m (12'10" x 21'5")

featuring

##### Dining Area 3.04m x 2.85m (10'0" x 9'5")

having Upvc double glazed walk-in bay window to rear elevation, low intensity spotlights to ceiling and vertical contemporary central heating radiator.

##### Kitchen 3.89m x 3.46m (12'10" x 11'5")

having a fabulous array of white fronted high gloss base and eye level units with complementary rolled edged solid walnut working surfaces, induction hob with integrated extraction unit, enamel sink and draining unit with swan neck mixer tap, electric double oven, low intensity spotlights to ceiling, quality fitted laminate flooring, concealed under unit lighting and Upvc double glazed window to rear elevation.

##### Utility Room 1.85m x 3.20m (6'1" x 10'6")

having a good range of high gloss white fronted base units, stainless steel sink and drainer, solid oak work tops, Upvc double glazed window to front elevation, one central heating radiator, low intensity spotlights to ceiling and fitted Worcester condensing combi gas fired central heating boiler.

##### Rear Hallway

having Upvc double glazed window to front elevation, half double glazed door to rear and low intensity spotlights to ceiling.

##### Double Garage 4.70m x 4.70m (15'5" x 15'5")

Currently converted into Games Room/Gym. Having two central heating radiators, low intensity spotlights to ceiling, Upvc double glazed window to rear elevation, built-in gym and twin electrically remote controlled roller shutter doors.





## On The First Floor

### Landing 1.86m x 8.72m (6'1" x 28'7")

having loft access points, low intensity spotlights to ceiling and fitted smoke alarms.

### Master Bedroom Suite 3.23m x 4.70m (10'7" x 15'5")

having dual aspect windows to front and rear elevations, integrated wardrobes, two double central heating radiators and low intensity spotlights to ceiling.

### En-Suite Bathroom

having three piece white suite comprising vanity wash basin, low level twin flush wc, panelled curved bath with Drenche shower over together with aqua board panelling, low intensity spotlights to ceiling, obscure Upvc double glazed window to front elevation and fitted extractor vent.

### Bedroom Two 4.05m x 2.97m (13'4" x 9'8")

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

### En-Suite Shower Room

having suite comprising over-sized shower enclosure with thermostatically controlled Drenche shower, full tiling complement to three walls, ceramic tiling to floor, vanity wash basin with cupboards under, low level twin flush wc, low intensity spotlights to ceiling and obscure Upvc double glazed window to rear elevation.

### Bedroom Three 2.94m x 3.78m extending to 4.38m

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

### Bedroom Four 2.98m x 3.43m (9'10" x 11'4")

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

### Bedroom Five 2.84m x 2.24m (9'4" x 7'4")

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



### Bedroom Six 2.00m x 2.70m (6'7" x 8'11")

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

### Bathroom

having suite comprising panelled bath with shower attachment over, vanity wash basin with cupboards under, low level twin flush wc, obscure Upvc double glazed window to front elevation, low intensity spotlights to ceiling, chrome ladder towel radiator and large full height storage cupboard.

### Outside

To the front of the home is an extensive hard landscaped fore garden with an adjacent block paved driveway providing extensive parking and leading to the attached double garage/Gym. To the rear is a lovely sized garden with nature reserve to the rear. The garden features various seating and patio areas and is mainly set to lawn and offers fabulous views over the Valley.

### Services

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

### Measurement

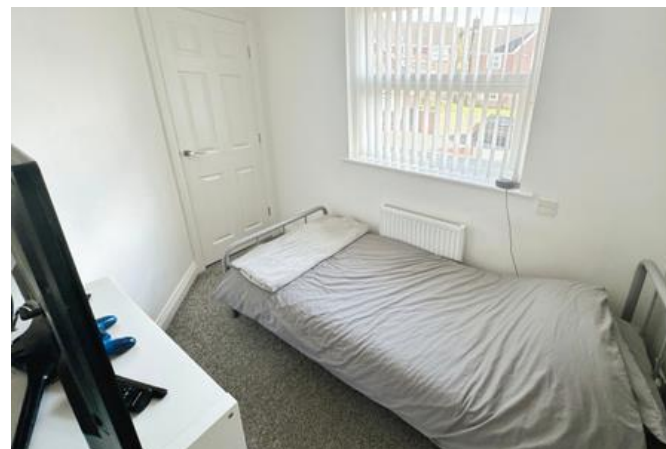
The approximate room sizes are quoted in metric. The imperial equivalent is included in brackets.

### 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.

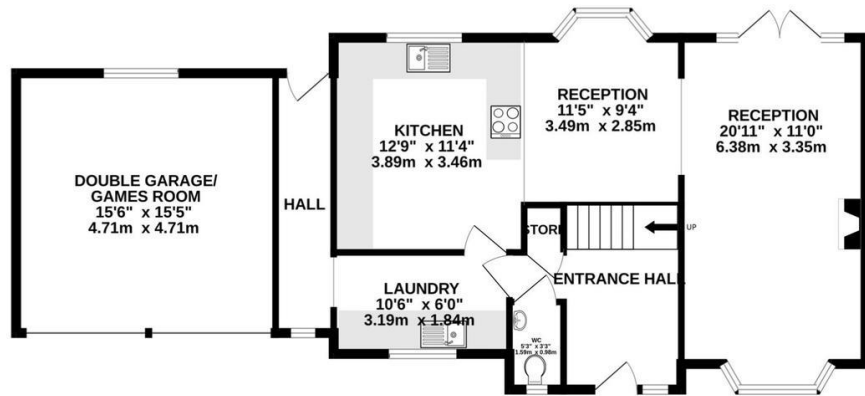
### Note

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.

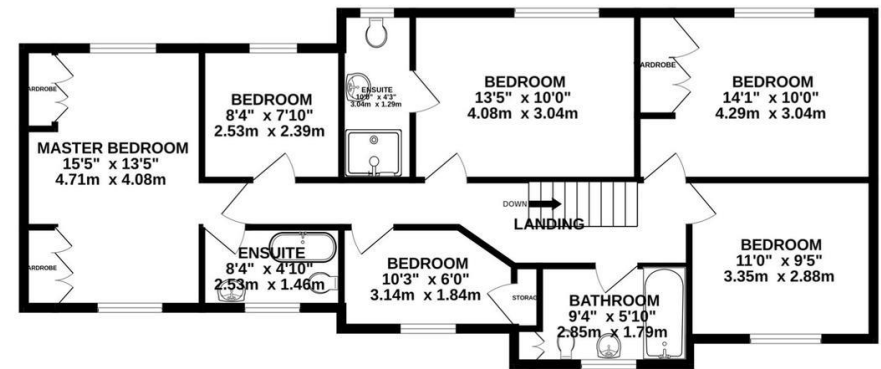




**GROUND FLOOR**  
928 sq.ft. (86.2 sq.m.) approx.



**1ST FLOOR**  
917 sq.ft. (85.2 sq.m.) approx.



**TOTAL FLOOR AREA : 1845 sq.ft. (171.4 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.





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		83
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	
<small>WWW.EPC4U.COM</small>		

