



Hargate Road, Brizlincote Valley,
Burton-on-Trent



Guide price £325,000



Key Features

- Four Bedroomed Detached Home
- Master With En-Suite
- Two Reception Rooms
- Integral Garage & Double Width Drive
- Views Over Countryside To Rear
- Viewing A Must
- EPC rating C
- Freehold





Newton Fallowell are pleased to be able to offer for sale this well presented four bedroomed detached family home situated on a quiet cul de sac in the desirable Brizlincote Valley estate. In brief the property comprises: - entrance hall, lounge, dining room, kitchen, utility, guest cloak room, conservatory and on the first floor a landing leads to four bedrooms, en-suite to master bedroom and family bathroom.

Accommodation In Detail

Composite double glazed front door leading to:

Entrance Hall

having doorbell chime, thermostat for central heating, one central heating radiator and staircase rising to first floor.

Lounge 4.65m x 3.64m (15'4" x 11'11")

having marble hearth and wooden fireplace with fitted gas fire, BT and tv aerial points, two central heating radiators and Upvc double glazed bay window to front elevation.

Dining Room 2.95m x 2.65m (9'8" x 8'8")

having one central heating radiator and Upvc sliding patio doors leading into:

Conservatory 2.9m x 2.62m (9'6" x 8'7")

having bi-fold doors leading out to rear garden.

Kitchen 2.94m x 3.04m (9'7" x 10'0")

having range of base and wall mounted units, roll top granite effect work surface, four ring gas hob with extractor over, electric oven, space for dishwasher, tiled splashback, stainless steel sink and drainer with chrome mixer tap, built-in understairs storage, one central heating radiator and Upvc double glazed window to rear elevation.

Utility Room 2.44m x 1.63m (8'0" x 5'4")

having low level storage cupboards, stainless steel sink and drainer with chrome taps, space for washing machine and tall fridge/freezer, gas fired Worcester Bosch boiler, tiled

splashback, one central heating radiator, extractor fan and Upvc double glazed door to rear elevation.

Guest Cloak Room 1m x 1.63m (3'4" x 5'4")

having low level wc, space saving wash basin with chrome taps; tiled splashback, one central heating radiator and frosted Upvc double glazed window to side elevation.

On The First Floor

Landing

having access to loft space, fitted smoke alarm and storage cupboard housing the hot water cylinder.

Master Bedroom 4.6m x 3.73m (15'1" x 12'2")

having BT and tv aerial points, one central heating radiator and Upvc double glazed window to front elevation.

En-Suite 1.58m x 1.71m (5'2" x 5'7")

having low level wc, pedestal wash basin with chrome mixer tap, fully enclosed quadrant shower cubicle with thermostatic shower, extractor fan, light up wall mounted mirror with shaver point, one central heating radiator and frosted Upvc double glazed window to front elevation.

Bedroom Two 3.78m x 2.71m (12'5" x 8'11")

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

Bedroom Three 3.3m x 3.02m (10'10" x 9'11")

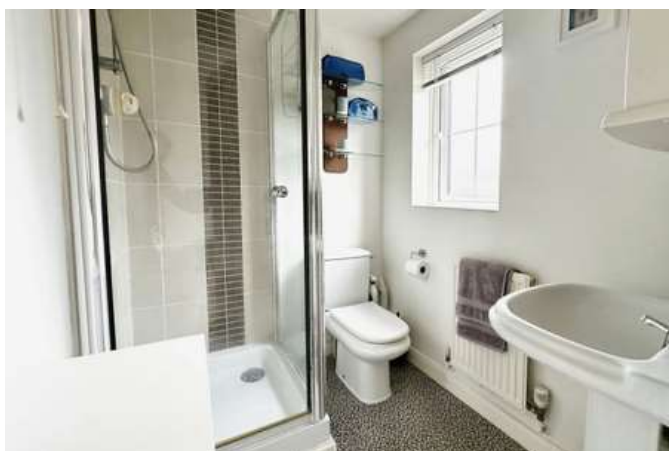
having built-in storage with range of rails and shelving, one central heating radiator and Upvc double glazed window to rear elevation.

Bedroom Four 3.09m x 2.18m (10'1" x 7'2")

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

Family Bathroom 1.86m x 2.07m (6'1" x 6'10")

having low level wc, pedestal wash basin with chrome mixer tap, bath with electric shower over and glass shower screen, extractor fan, tiling to three walls, heated towel radiator and frosted Upvc double glazed window to rear elevation.





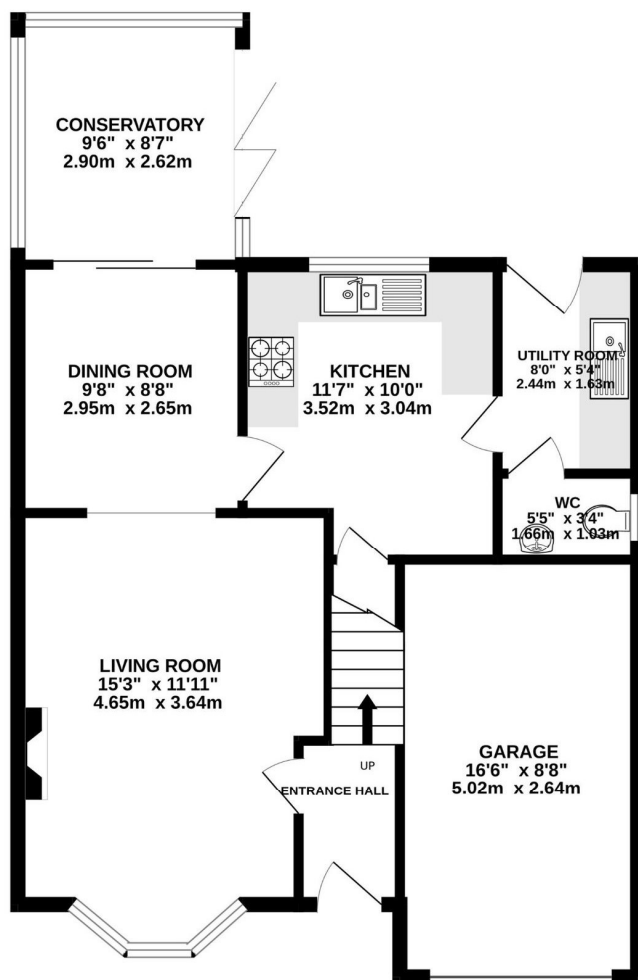
Outside

To the front of the home is a good sized mainly lawned fore garden and a double width tarmacadam driveway providing ample parking. To the rear the garden is split level and mainly laid to lawn with mature hedges and borders. The garden is south facing and private.

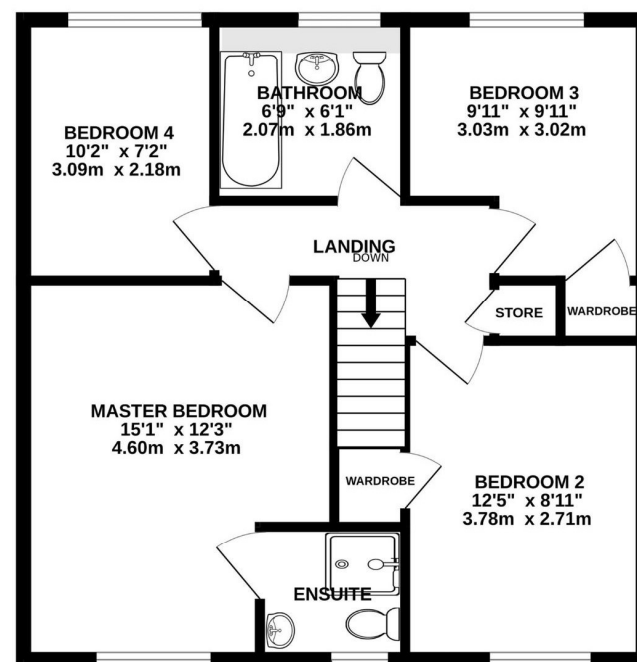




GROUND FLOOR
714 sq.ft. (66.4 sq.m.) approx.



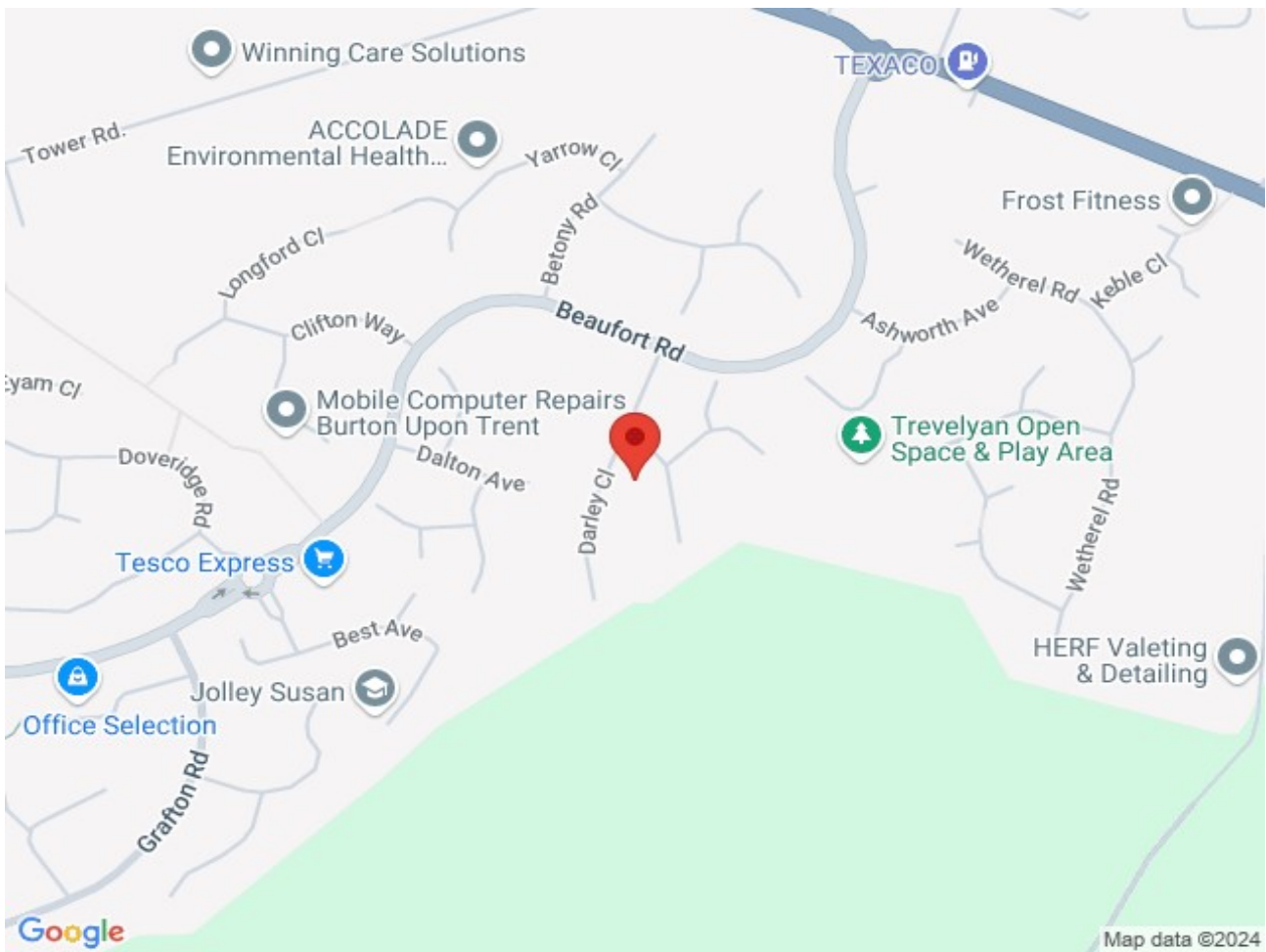
1ST FLOOR
600 sq.ft. (55.8 sq.m.) approx.



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TOTAL FLOOR AREA : 1315 sq.ft. (122.1 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+) A		
(81-91) B		
(69-80) C		82
(55-68) D	70	
(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		

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

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