



Quorn Close, Brizlincote Valley,
Burton-on-Trent



£315,000



Key Features

- Well Located Four Bedroomed Detached Home
- Detached Double Garage
- Fabulous Garden Plot
- Lovely Secluded Position, But Close To Amenities
- Immediate Vacant Possession
- Has Great Potential
- EPC rating C
- Freehold





Situated in this secluded position this four bedroomed detached family home is worthy of an internal inspection in order to reveal the scope and potential on offer. Having had one owner from new the home whilst requires up-grading and improvement provides spacious accommodation on a very generous plot together with a detached double garage. Internally the accommodation comprises: - entrance hall, guest cloak room, through lounge, separate dining room, kitchen and on the first floor a landing leads to four bedrooms, three having built-in storage and there is a family bathroom. The property is approached via a private driveways which serves just two properties, the driveway leads to a detached double garage and to the rear is an extremely good sized mature garden.

Accommodation In Detail

Upvc composite entrance door with obscure double glazed fanlight over leading to:

Entrance Hall 5.02m x 1.8m (16'6" x 5'11")

having windows to either side, two double central heating radiators, staircase rising to first floor, coving to ceiling and useful understairs storage cupboard.

Guest Cloak Room 1.57m x 1.8m (5'2" x 5'11")

having obscure Upvc double glazed window to rear elevation, cupboard housing Ideal condensing combi gas fired central heating boiler, low level wc, pedestal wash basin and full tiling complement to walls.

Reception Room 3.3m x 5.52m (10'10" x 18'1")

having secondary glazed window to front elevation and two windows to side, Upvc double glazed sliding patio doors opening out to the rear garden, ornate moulded coving to ceiling, two double central heating radiators, fitted wall light points and feature fireplace with green marble backplate and hearth.

Second Reception Room 3.3m x 2.56m (10'10" x 8'5")
having secondary glazed window to front elevation and one double central heating radiator.

Kitchen 3.28m x 2.84m (10'10" x 9'4")

having Upvc double glazed window to rear elevation, half obscure double glazed door to side, range of white front base and wall mounted units, stainless steel sink with double drainer, fitted extractor vent and gas cooker point.

On The First Floor

Landing

having coving to ceiling and access to loft space.

Bedroom One 2.75m x 3.68m (9'0" x 12'1")

having window to front elevation, one central heating radiator and two double built-in wardrobes with built-in drawers.

Bedroom Two 2.75m x 2.76m (9'0" x 9'1")

having one central heating radiator, window to rear elevation and two double built-in wardrobes and built-in drawers.

Bedroom Three 3.03m x 2.72m (9'11" x 8'11")

having Upvc double glazed window to rear elevation, one central heating radiator and two full height storage cupboards.

Bedroom Four 2.7m x 2.6m (8'11" x 8'6")

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

Bathroom

having coloured suite comprising panelled bath with shower attachment over, pedestal wash basin, low level wc, full tiling complement to walls, one central heating radiator and obscure Upvc double glazed window to rear elevation.

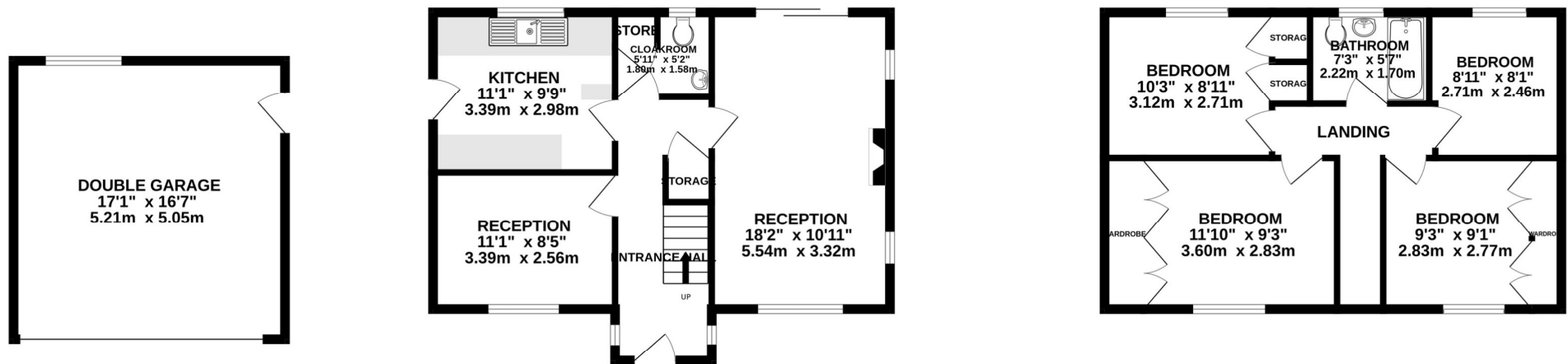
Outside

A private driveway provides access to just two properties. The driveway provides ample parking and leads to a detached double brick built garage. The rear garden is of generous proportions and is mature with an abundance of shrubs, trees, patio and lawned areas. The garden is well screened by fencing, hedgerows and walls.



GROUND FLOOR
806 sq.ft. (74.9 sq.m.) approx.

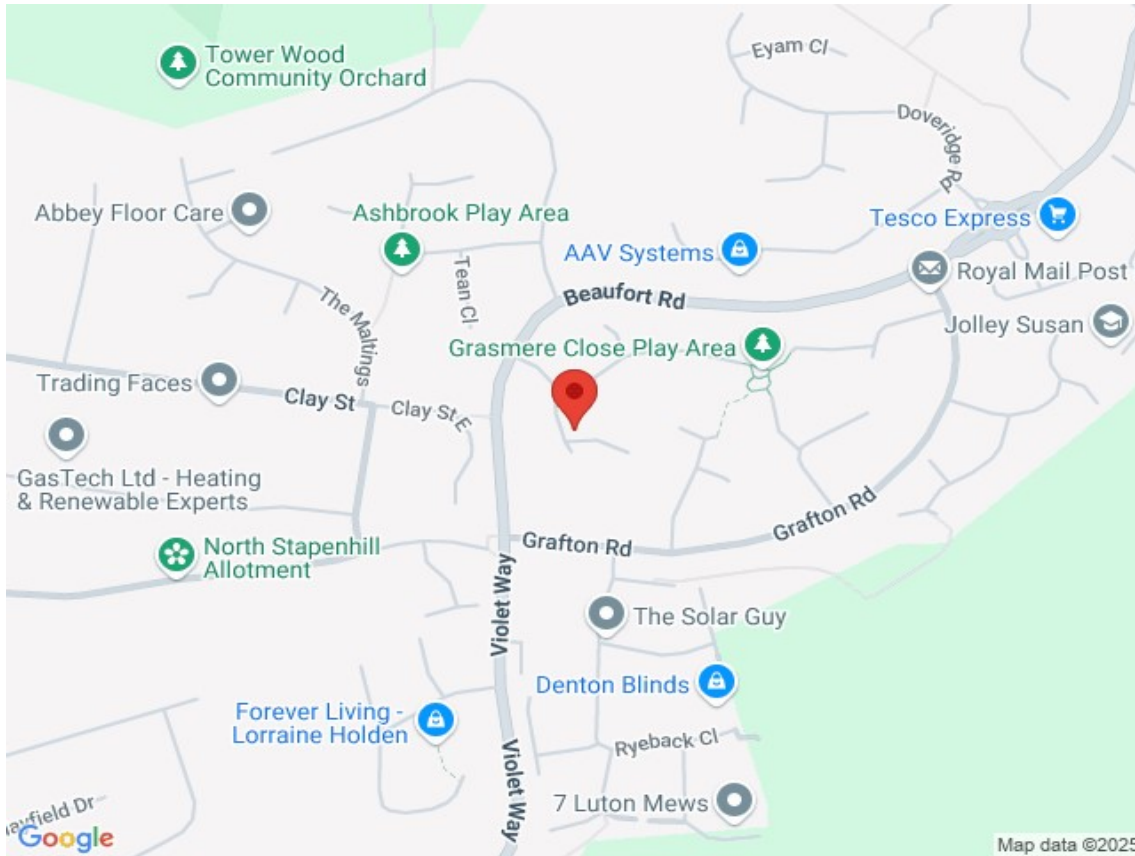
1ST FLOOR
507 sq.ft. (47.1 sq.m.) approx.



TOTAL FLOOR AREA : 1313 sq.ft. (122.0 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.

Made with Metropix ©2025



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.

