



Cottesmore Close, Brizlincote Valley,
Burton-on-Trent



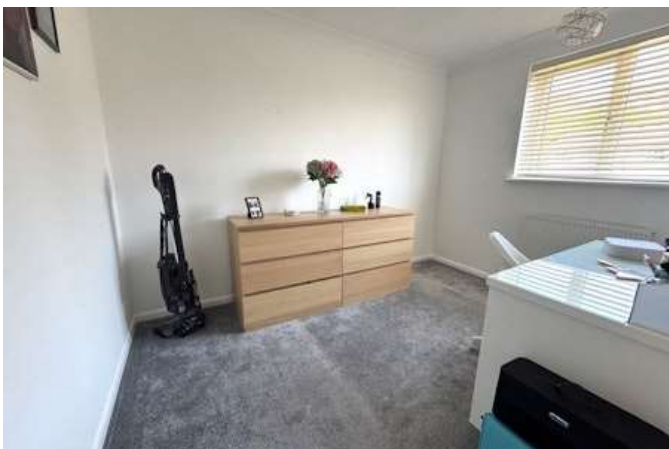
£195,000



Key Features

- Semi Detached Home
- Three Bedrooms
- Desirable Residential Estate
- Cul de Sac Location
- Off Road Parking For Several Vehicles
- Detached Single Garage
- EPC rating D
- Freehold





Newton Fallowell are pleased to be able to offer for sale this well presented three bedroomed semi detached home on the desirable Brizlincote Valley estate. Benefitting from a good sized plot the property offers plenty of off road parking, single detached garage and well landscaped rear garden. The accommodation in brief comprises: - entrance hall, lounge, dining kitchen, conservatory and on the first floor a landing leads to three bedrooms and bathroom. The property being well presented throughout makes this property ideal for any first time buyer or down-sizer.

Accommodation In Detail

Composite frosted double glazed door leading to:

Entrance Hall

having staircase rising to first floor, consumer unit for electrics and on central heating radiator.

Lounge 4.8m x 4.12m (15'8" x 13'6")

having gas fire with tiled hearth and wooden surround, BT point, media points, one central heating radiator and Upvc double glazed window to front elevation.

Dining Kitchen 4.8m x 2.37m (15'8" x 7'10")

having range of base and wall mounted units, wood effect laminate work surface, composite sink and drainer with black mixer tap, single electric oven, four ring electric hob with extractor over, space for washing machine, integrated fridge, tiled splashback, one central heating radiator, Upvc double glazed window to rear elevation and Upvc double glazed sliding doors leading to:

Conservatory 2.78m x 2.05m (9'1" x 6'8")

having Upvc double glazing, tiled flooring and Upvc double glazed door to side elevation.

On The First Floor

Landing

having access to loft space which is partially boarded, one central heating radiator and built-in storage cupboard.

Master Bedroom 2.73m x 3.32m (9'0" x 10'11")

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

Bedroom Two 2.39m x 3.22m (7'10" x 10'7")

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

Bedroom Three 3.32m x 2.37m (10'11" x 7'10")

having overstairs box, one central heating radiator and Upvc double glazed window to front elevation.

Bathroom 1.96m x 1.69m (6'5" x 5'6")

having low level wc, pedestal wash basin with chrome taps, bath with chrome fittings and hand held shower together with shower over, extractor fan, full tiling complement, chrome heated towel radiator and frosted Upvc double glazed window to rear elevation.

Outside

To the rear is a fully enclosed garden which is tiered, on the first tier there is a block paved patio area, steps lead down to the lawned area and there is hard standing for a garden shed. There is a single detached garage which has its own power and up and over garage door. To the side is block paved driveway providing parking for two vehicles and to the front there is a tarmac driveway providing parking for a further two vehicles and a mainly lawned fore garden.



Services

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

Measurement

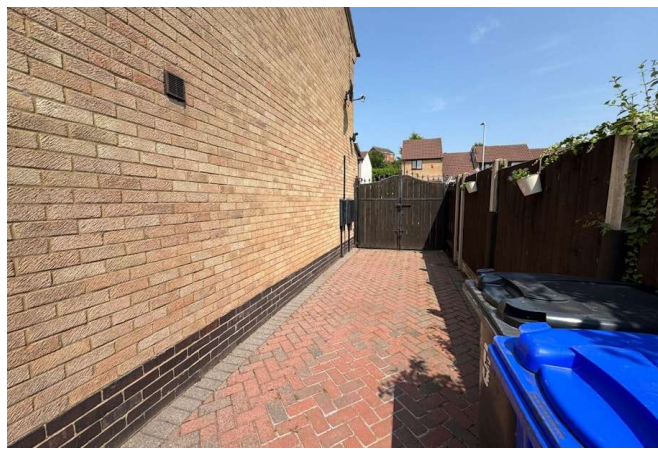
The approximate room sizes are quoted in metric. The imperial equivalent is included in brackets.

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.

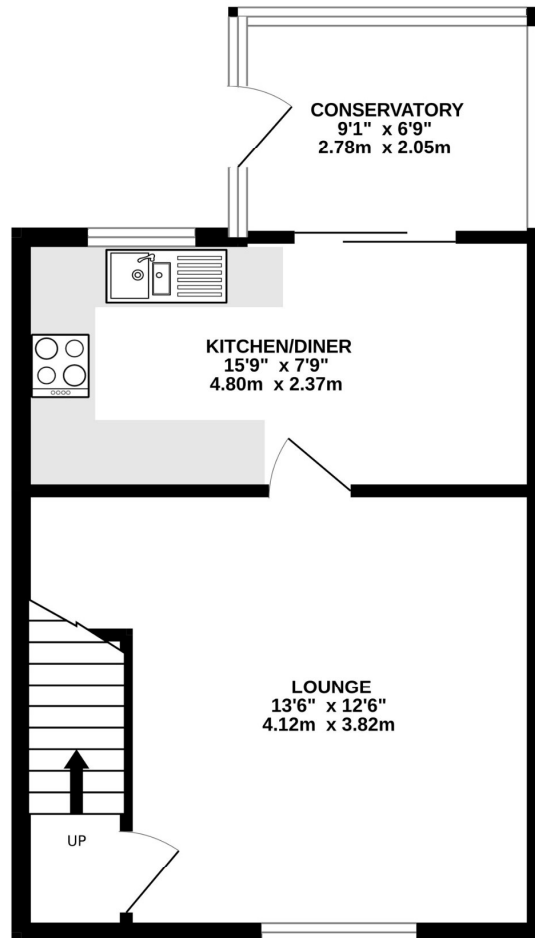
Note

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. Anti-Money Laundering Regulations – Intending purchasers will be required to provide identification documents via our compliance provider, Coadjute, at a cost of £45 plus VAT per transaction. This will need to be actioned at the offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

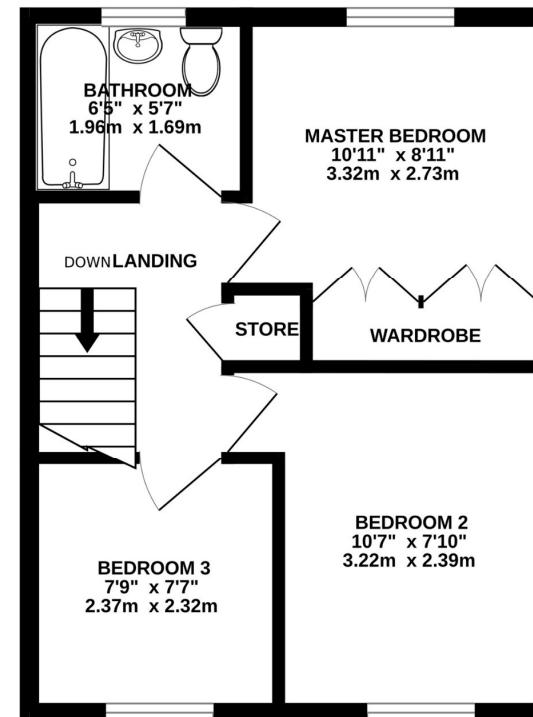




GROUND FLOOR
396 sq.ft. (36.8 sq.m.) approx.

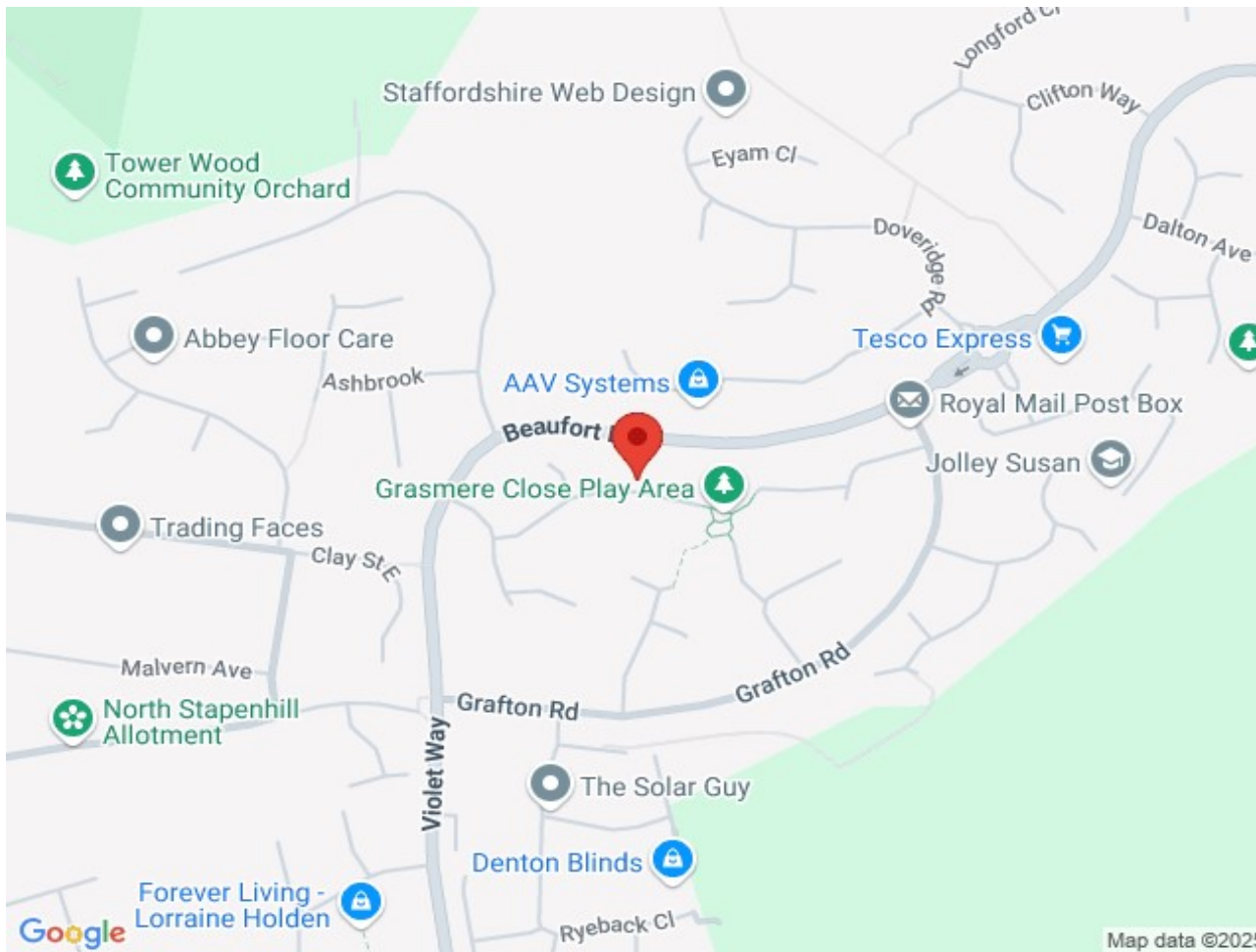


1ST FLOOR
335 sq.ft. (31.1 sq.m.) approx.



TOTAL FLOOR AREA : 731 sq.ft. (68.0 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.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		85
(69-80) C		
(55-68) D	68	
(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		