



Derwent Road, Brizlincote Valley,  
Burton-on-Trent





£385,000



## Key Features

- Detached Home
- Four Bedrooms
- Master With En-Suite
- Driveway & Double Garage
- Spacious Garden
- No Upward Chain
- EPC rating C
- Freehold





Newton Fallowell are pleased to be able to offer for sale this large four bedroomed detached family home benefitting from a large tiered garden, family kitchen area, double garage and plenty of off road parking. The property is ideal for any family looking to purchase on Brizlincote Valley. In brief the accommodation comprises: - porch, wc, entrance hall, lounge with conservatory off, living dining kitchen, utility room and bar/fifth bedroom. On the first floor a landing leads to master bedroom with en-suite, three further bedrooms and family bathroom. Externally the property has a large full width driveway, double garage and a spacious tiered rear garden with a number of seating and decked areas, outside bar area and impeccable views over countryside.

#### Accommodation In Detail

Frosted Upvc double glazed door leading to:

#### Porch 1.7m x 1.59m (5'7" x 5'2")

having one central heating radiator, vaulted ceiling with Velux window and feature double glazed window to front elevation.

#### Guest Cloak Room 0.84m x 1.59m (2'10" x 5'2")

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

#### Entrance Hall

having staircase rising to first floor and porthole window to front elevation.

#### Lounge 3.6m x 6.9m (11'10" x 22'7")

having gas fire with brick hearth and surround, cladded wall with tv bracket and cabling for wall hung tv, two central heating radiators, Upvc double glazed window to front elevation and opening leading through to:

#### Conservatory 1.95m x 2.35m (6'5" x 7'8")

having full height Upvc double glazed French doors to rear elevation.

#### Living Dining Kitchen 5.84m x 6.9m (19'2" x 22'7")

having range of base and wall mounted units, laminate wood effect work surface, composite sink and drainer with chrome mixer tap, four ring electric hob, two single mid height electric ovens, butchers solid wood chopping block, space for American style fridge/freezer, larder unit, feature tiling and lighting, Upvc double glazed window to rear elevation and Upvc double glazed French doors to rear.

#### Utility Room 2.82m x 1.55m (9'4" x 5'1")

having range of base and wall mounted units, laminate wood effect work surface, stainless steel sink and drainer with chrome mixer tap, space for washing machine and tumble dryer, extractor fan, one central heating radiator and wooden frosted double glazed door to side elevation.

#### Study/Bedroom Five/bar 2.81m x 2.41m (9'2" x 7'11")

having bar style set up with shelves and space for fridges, consumer unit for electrics, one central heating radiator and Upvc double glazed window to rear elevation.





## On The First Floor

### Landing

having access to loft space and built-in storage cupboard which houses the gas fired combination boiler.

### Master Bedroom 4m x 3.9m (13'1" x 12'10")

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

### En-Suite 3.5m x 0.9m (11'6" x 3'0")

having low level wc, pedestal wash basin with chrome taps, walk-in shower cubicle with thermostatic chrome shower, tiling to shower area, extractor fan, one central heating radiator and built-in storage cupboard.

### Bedroom Two 2.8m x 4.12m (9'2" x 13'6")

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

### Bedroom Three 3.6m x 3m (11'10" x 9'10")

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

### Bedroom Four 2.9m x 2.4m (9'6" x 7'11")

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

### Family Bathroom 2.8m x 2.4m (9'2" x 7'11")

having low level wc, pedestal wash basin with chrome taps, bath with chrome hand held shower and mixer tap, separate walk-in shower cubicle with chrome thermostatic shower, extractor fan, shaver point, one central heating radiator and frosted Upvc double glazed window to rear elevation.



## Outside

To the front of the property is a full width tarmacadam driveway and leading to the integral garage. Brick built steps gives access to the front and rear. To the rear is a fully enclosed garden. the garden is over a number of levels with brick built retaining wall to first level, steps lead to an artificial lawned area with seating area. The next level has a bbq, pergola and decked area and on the next tier is a decked bar and seating area and has magnificent views over the Valley.

## Integral Double Garge

having up and over doors, power and lighting.

## 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

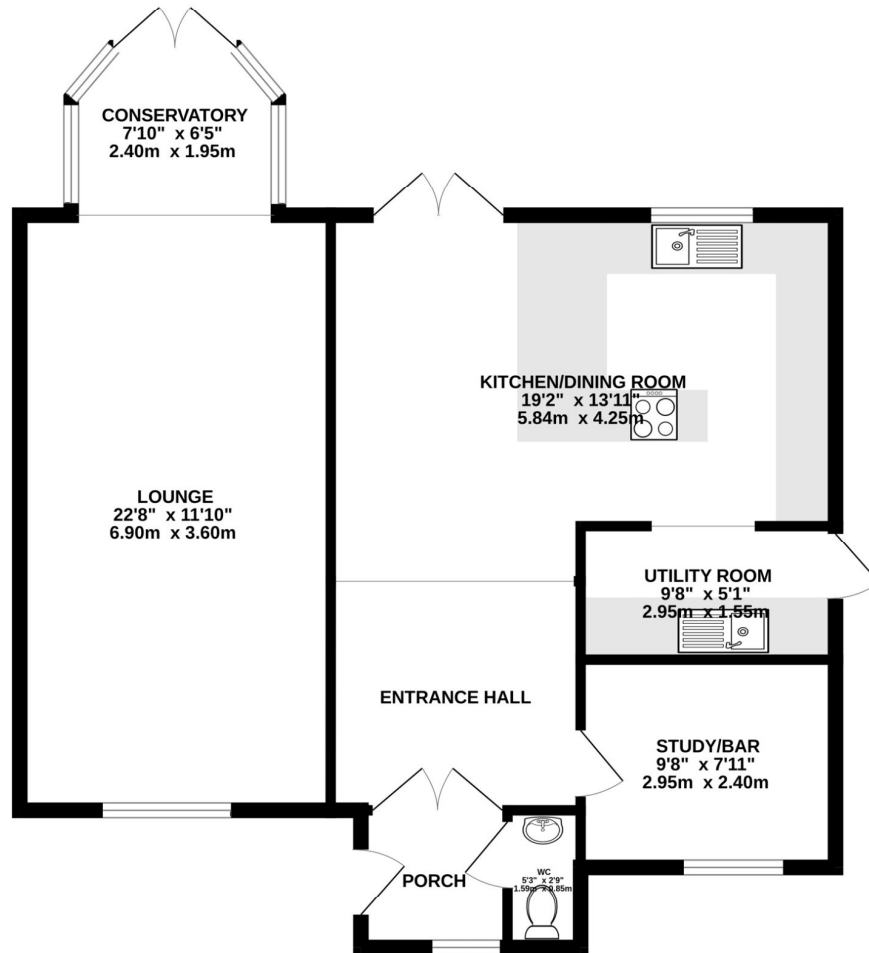
Freehold - with vacant possession upon completion. Newton Fallowell recommend that purchasers satisfy themselves as to the tenure of the property and we would recommend that they consult a legal representative such as a Solicitor appointed in their purchase.

## Note

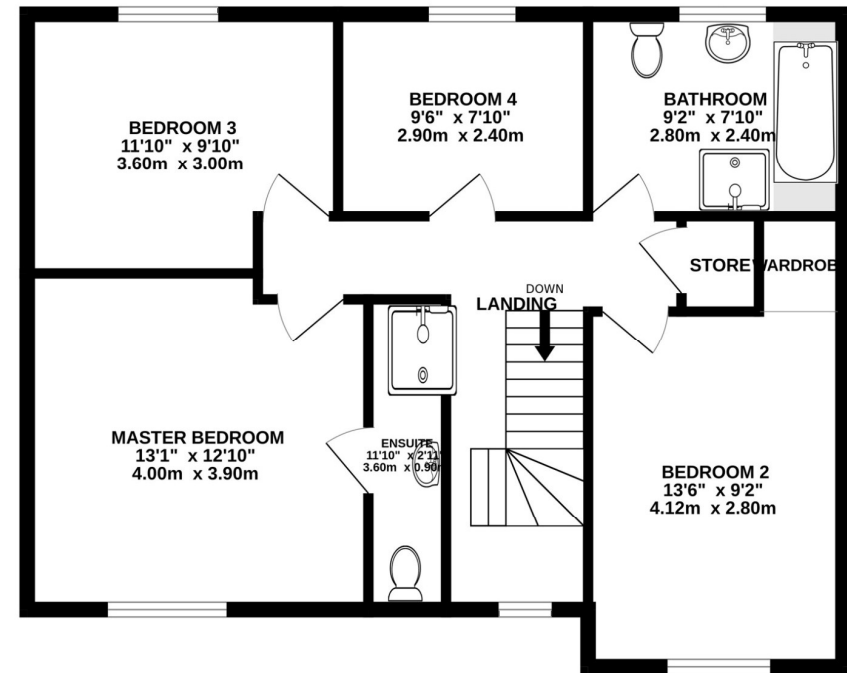
The services, systems and appliances listed in this specification have not been tested by Newton Fallowell and no guarantee as to their operating ability or their efficiency can be given. Anti-Money Laundering Regulations – Intending purchasers will be required to provide identification documents via 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  
812 sq.ft. (75.5 sq.m.) approx.



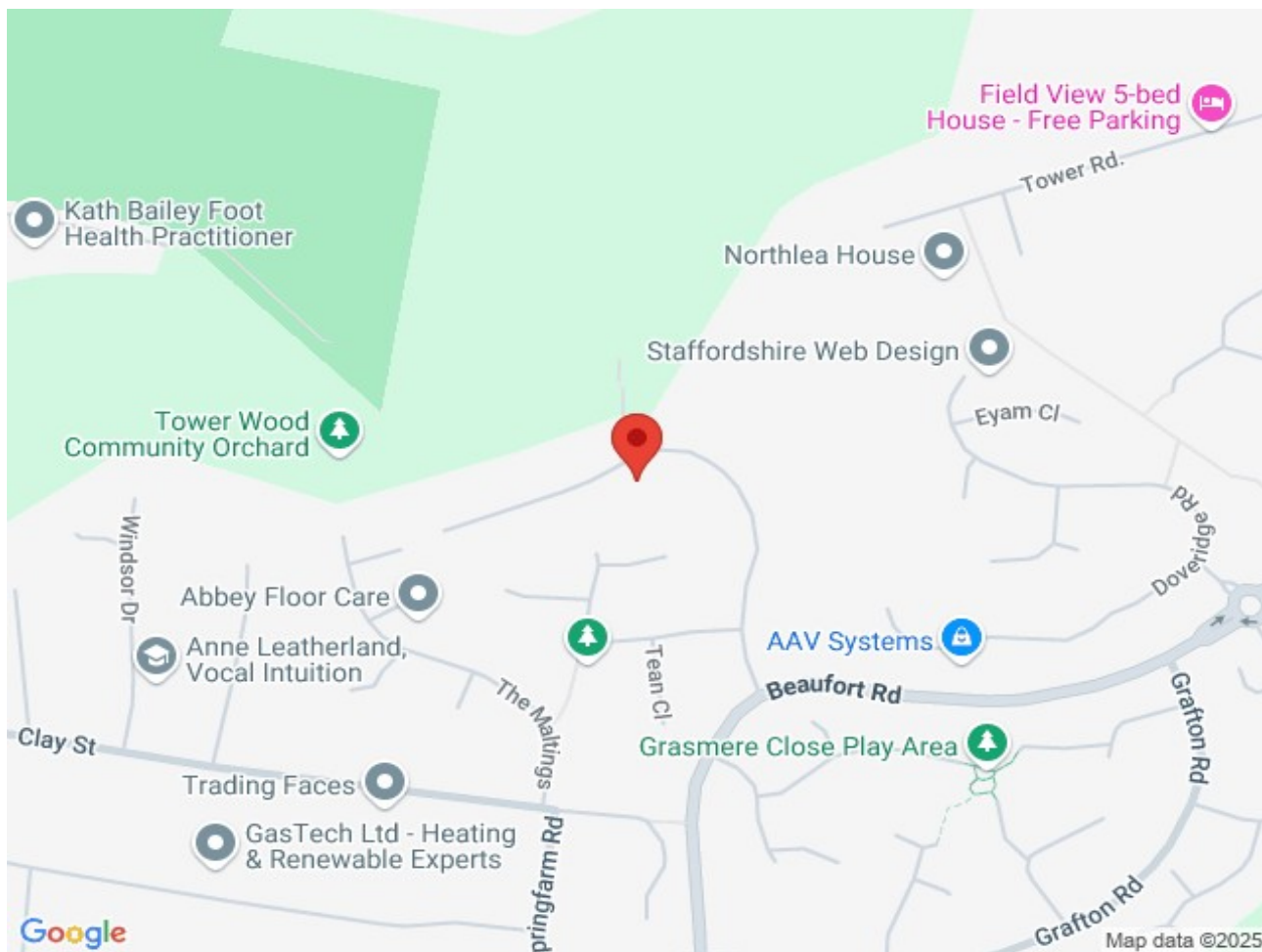
1ST FLOOR  
722 sq.ft. (67.1 sq.m.) approx.



TOTAL FLOOR AREA : 1534 sq.ft. (142.5 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	73	80
(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		