



Tutbury Drive, Brizlincote Valley,
Burton-on-Trent

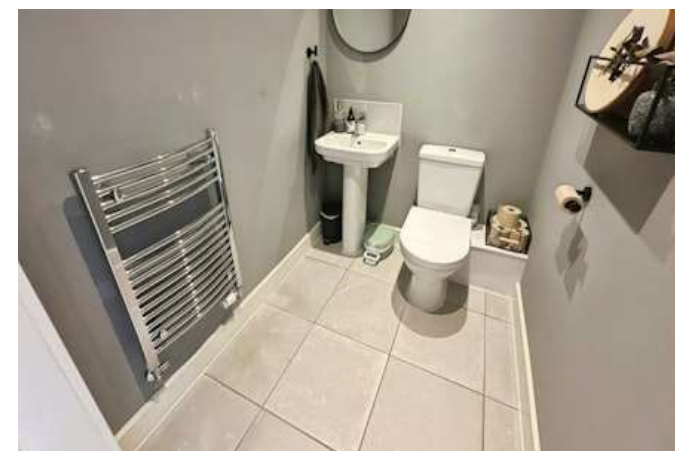


£525,000



Key Features

- Stunning Detached Home
- Five Bedrooms
- Fringe Of Highly Regarded Development
- Ex-Show Home With Up-Graded Features
- Solar Panels Providing Almost Zero Utility Costs
- Large Impressive Driveway & Plot
- EPC rating B
- Freehold





Situated on the fringe of this modern development this impressive executive, former 'SHOW HOME' was built by Strata Homes approximately 6 years ago to their most popular design. During their ownership, the current owners have significantly improved the property with lots of enhancements including garden landscaping & installation of a bank of Solar panels. The home can only be appreciated by internal inspection which will reveal thoughtfully arranged accommodation which in brief comprises: - galleried entrance hall, guest cloak room, bay windowed reception room, stunning open plan living dining kitchen with utility off. On the first floor a landing leads to five well proportioned bedrooms, two with en-suite shower rooms and family bathroom. Outside to the front a sweeping driveway provides ample parking, further parking is available and to the rear is a lovely tiered garden with large ceramic patio and shaped lawn.

Accommodation In Detail

Canopied Entrance

having composite entrance door with obscure double glazed lights to either side leading to:

Entrance Hall 4.78m x 1.96m (15'8" x 6'5")

having staircase rising to first floor, one central heating radiator, mottled grey ceramic tiling to floor, low intensity spotlights to ceiling, fitted smoke alarm and useful understairs storage cupboard.

Guest Cloak Room 1.78m x 1.43m (5'10" x 4'8")

having low level wc, pedestal wash basin, heated chrome ladder towel radiator, low intensity spotlights to ceiling, fitted extractor vent and mottled grey ceramic tiling to floor.



Large Sitting Room

having Upvc triple glazed full height windows to front elevation, illuminated media wall, low intensity spotlights to ceiling, one double central heating radiator and quality fitted laminate flooring.

Large Open Plan Living Dining Kitchen

featuring:

Living Dining Area 6.85m x 3.84m (22'6" x 12'7")

having Upvc triple glazed patio doors with glazed windows to either side, Upvc triple glazed window to rear elevation, two double central heating radiators, low intensity spotlights to ceiling and mottled grey ceramic tiling to floor.

Kitchen Area 3.91m x 2.85m (12'10" x 9'5")

having a lovely array of woodgrain effect base and wall mounted units with complementary rolled edged working surfaces, Franke stainless steel sink and draining unit, Upvc triple glazed window to rear elevation, range of integrated Neff appliances including double ovens, induction hob with extraction over, wine fridge and dishwasher, low intensity spotlights to ceiling and mottled grey ceramic tiling to floor.

Utility Room 1.8m x 2.13m (5'11" x 7'0")

having mottled grey ceramic tiling to floor, half obscure double glazed door to side elevation, low intensity spotlights to ceiling, fitted extractor vent, cupboard housing fitted Ideal condensing combi gas fired central heating boiler and plumbing for washing machine and American fridge/freezer.

On The First Floor

Galleried Landing

having stunning picture window, one central heating radiator, access to loft space, low intensity spotlights to ceiling and airing cupboard housing pressurised hot water cylinder.

Master Bedroom 4.2m x 4.95m (13'10" x 16'2")

having four double built-in wardrobes, low intensity spotlights to ceiling, one central heating radiator and Upvc triple glazed French doors opening out to the decked balcony.





En-Suite Shower Room

having suite comprising over-sized shower enclosure, low level wc, pedestal wash basin, full tiling complement to walls and floor, low intensity spotlights to ceiling and fitted extractor vent.

Bedroom Two

having three double built-in wardrobes, Upvc triple glazed window to front elevation and one central heating radiator.

En-Suite Shower Room

having suite comprising over-sized shower enclosure, low level wc, pedestal wash basin, heated chrome ladder towel radiator, obscure Upvc triple glazed window to side elevation, low intensity spotlights to ceiling and fitted extractor.

Bedroom Three 3.62m x 3.12m (11'11" x 10'2")

having two double built-in wardrobes, low intensity spotlights to ceiling, Upvc triple glazed window to rear elevation with integrated blackout blinds and one central heating radiator.

Bedroom Four 3.37m x 3.32m (11'1" x 10'11")

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

Bedroom Five

having quality fitted laminate flooring, Upvc triple glazed window to rear elevation and one central heating radiator.

Family Bathroom

having suite comprising panelled bath with thermostatically controlled shower over together with glass and chrome screen, pedestal wash basin, low level wc, full tiling complement to walls and floor, obscure Upvc triple glazed window to side elevation, low intensity spotlights to ceiling and fitted extractor vent.



Outside

The property enjoys an extremely generous plot with a double width block paved driveway providing extensive parking, there is a further tarmacadam area of ground providing further parking. To the rear is a lovely landscaped garden featuring a large ceramic paved seating area which in turn leads onto a lovely secure mainly lawned 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

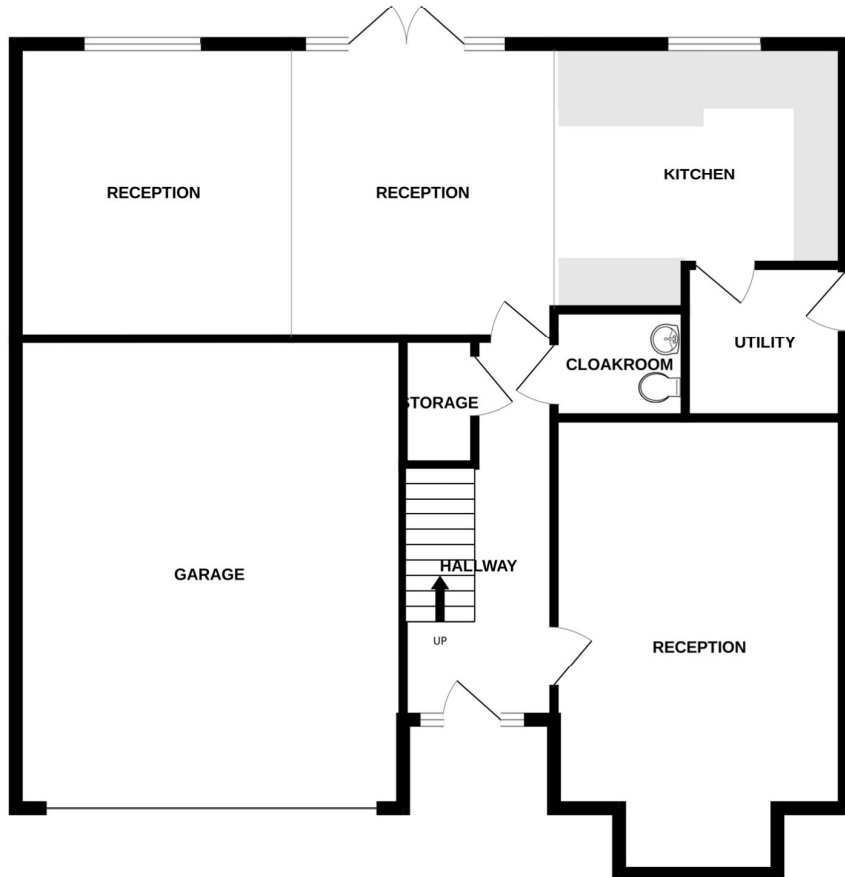
Freehold - with vacant possession upon completion. Newton Fallowell recommend that purchasers satisfy themselves as to the tenure of the property and we would recommend that they consult a legal representative such as a Solicitor appointed in their purchase.

Note

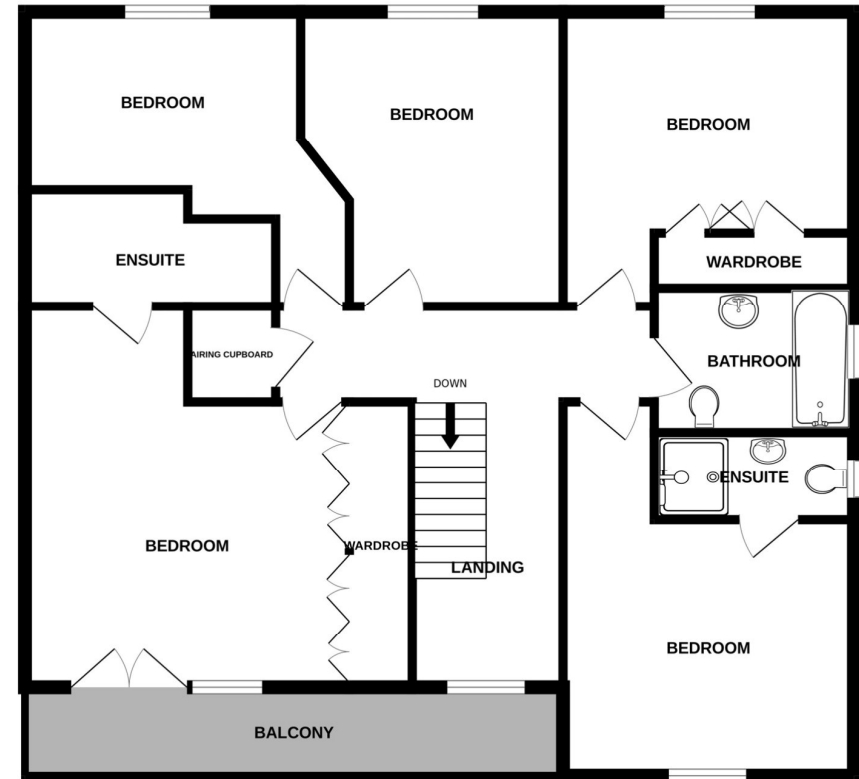
The services, systems and appliances listed in this specification have not been tested by Newton Fallowell and no guarantee as to their operating ability or their efficiency can be given.



GROUND FLOOR
1141 sq.ft. (106.0 sq.m.) approx.



1ST FLOOR
1061 sq.ft. (98.6 sq.m.) approx.



TOTAL FLOOR AREA : 2202 sq.ft. (204.6 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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