



Derwent Road, Brizlincote Valley,
Burton-on-Trent



£425,000



Key Features

- Stunning Detached Home on Brizlincote Valley
- Four Double Bedrooms
- Master With En Suite
- Extremely Desirable Location
- Large Double Garage & Extensive Parking
- Lovely Kitchen Diner
- EPC rating D
- Freehold





*** Stunning Four bedroom Family Home in a Convenient Location ***

Presented by Newton Fallowell, this beautifully appointed detached home is a perfect blend of modern design and spacious living. The property boasts gas fired central heating and Upvc double glazing throughout, ensuring both comfort and energy efficiency.

Upon entering, you are greeted by an impressive entrance hall with guest cloak room and large lounge off, double pocket doors lead into a rear reception room, creating a seamless flow perfect for entertaining. The kitchen is beautifully fitted with a utility to match.

Upstairs, a spacious landing leads to four generously sized bedrooms. The master bedroom includes a well-appointed en-suite, while the family bathroom is modern and functional.

Outside, the property is surrounded by a deep fore garden and a driveway leading to a double garage, providing ample parking space. The rear garden is a landscaped oasis of tranquillity, perfect for enjoying the outdoors without the hassle of maintenance.

Conveniently located, the property is surrounded by a wealth of amenities including shops, schools, and transport links. Nearby points of interest include stunning parks, trendy cafes, and vibrant entertainment options, ensuring there is never a dull moment in this vibrant neighbourhood.

Don't miss your chance to view this exquisite family home. Book a viewing now and experience the perfect blend of comfort, style, and convenience.

Accommodation In Detail

Obscure Upvc double glazed entrance door with adjacent side panel leading to:

Entrance Hall

with staircase rising to the first floor, useful under stairs store, thermostatic control for central heating, stone effect LVT flooring, feature central heating radiator

Lounge 3.42m x 4.95m (11'2" x 16'2")

with wall hung plasma style fire, central heating radiator, Upvc double glazed window to front, pocket sliding doors to dining room

Lounge/Dining Room 5.28m x 2.85m (17'4" x 9'5")

with one standard and one feature vertical central heating radiator, timber effect LVT flooring, Upvc double glazed window & French doors to rear

Kitchen Diner 3.03m x 3.96m (9'11" x 13'0")

with a good range of base and wall mounted units with granite effect work surfaces over, gas fired Baumatic range style cooker with extractor over, stainless steel sink with draining unit with chrome mixer taps, concealed under unit lighting, vertical central heating radiator, stone effect tiles to floor, fitted kick strip heater, Upvc double glazed window to rear

Utility Room 2.43m x 1.6m (8'0" x 5'2")

with a range on base and wall mounted units, stone effect flooring, wall mounted Worcester combi boiler, concealed under unit lighting, Obscure Upvc door to side

Guest Cloaks 2.43m x 1.05m (8'0" x 3'5")

with low level w.c, space saver vanity wash hand basin with chrome mixer tap, tiled flooring, one central heating radiator, obscure Upvc double glazed window to side

On the first floor

Galleried Landing

with loft access, built in storage cupboard, one central heating radiator, Upvc double glazed window to front



Master Bedroom 3.44m x 5.03m (11'4" x 16'6")

with a range of two double built in wardrobes, timber effect laminate flooring, one central heating radiator and Upvc double glazed window to front

En Suite 1.65m x 1.68m (5'5" x 5'6")

with low level w.c, pedestal wash hand basin, walk in shower cubicle with glass sliding door with fitted electric shower, fitted extractor fan, one central heating radiator and obscure Upvc double glazed window to side

Bedroom Two 3m x 3.35m (9'10" x 11'0")

with one central heating radiator and Upvc double glazed window to front

Bedroom Three 2.75m x 3.43m (9'0" x 11'4")

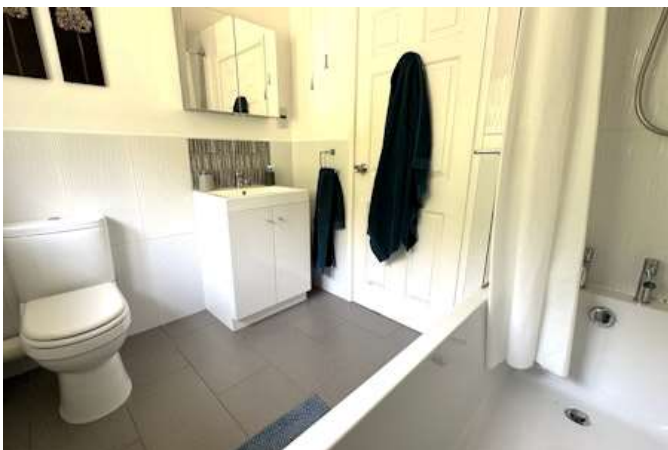
with one central heating radiator and Upvc double glazed window to rear

Bedroom Four 3.1m x 2.95m (10'2" x 9'8")

with one central heating radiator and Upvc double glazed window to rear

Bathroom 2.41m x 1.95m (7'11" x 6'5")

having low level w.c, vanity wash hand basin, panel bath with chrome fittings and electric shower over and glazed shower screen, fitted shaver point, extensive tiling, fitted extractor fan, one central heating radiator and obscure Upvc double glazed window to rear



Outside

To the front a sweeping block paved driveway and a low maintenance fore garden with slate covered areas and mature trees which lead to:

Double Garage 4.76m x 4.92m (15'7" x 16'1")

with twin up and over garage doors, electric light and power supply

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

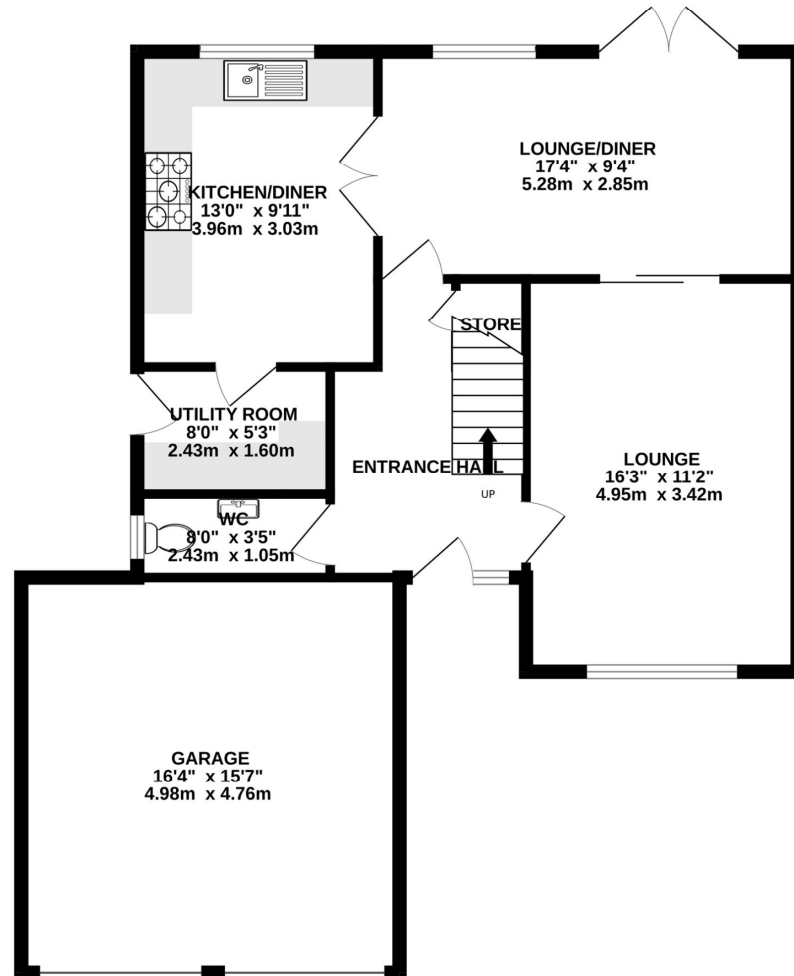
Freehold - with vacant possession upon completion. Newton Fallowell recommend that purchasers satisfy themselves as to the tenure of the property and we would recommend that they consult a legal representative such as a Solicitor appointed in their purchase.

Note

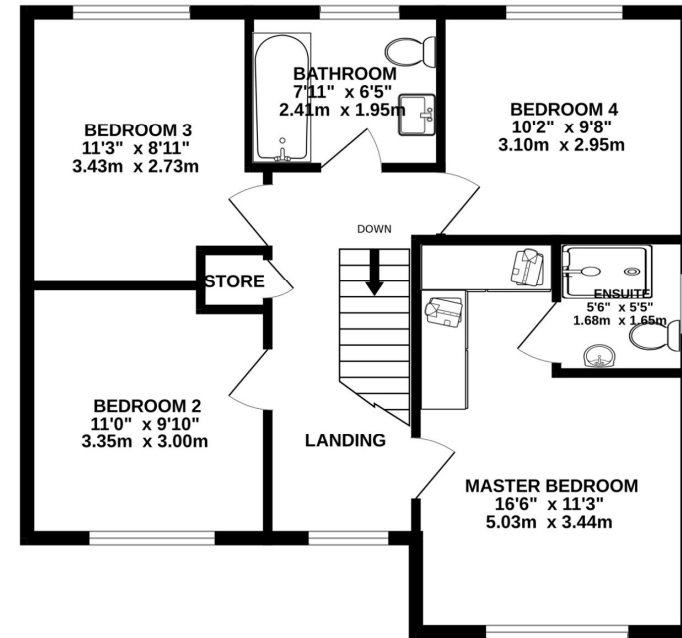
The services, systems and appliances listed in this specification have not been tested by Newton Fallowell and no guarantee as to their operating ability or their efficiency can be given. Anti-Money Laundering Regulations – Intending purchasers will be required to provide identification documents via 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
890 sq.ft. (82.7 sq.m.) approx.



1ST FLOOR
635 sq.ft. (59.0 sq.m.) approx.



TOTAL FLOOR AREA : 1525 sq.ft. (141.6 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	65	73
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		
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