



Tea Close, Brizlincote Valley,
Burton-on-Trent



Guide price £250,000



Key Features

- Modern Four Bedroomed Detached Home
- Cul De Sac Position
- Popular Location On Brizlincote Valley
- In Need Of Up-Grading & Improvement
- Immediate Vacant Possession
- Fabulous Opportunity For a Discerning Purchaser
- EPC rating D
- Freehold





This spacious well positioned four bedroomed detached family home occupies a pleasant quiet cul de sac location close to amenities and facilities. Whilst in need of extensive improvement and up-grading works provides great potential for a discerning purchaser. The home comprises in brief:

- entrance hall, guest cloak room, front sitting room, dining room, kitchen, utility room and on the first floor a landing leads to the master bedroom with en-suite bathroom, three further bedrooms and family bathroom. Outside is a deep fore garden, a driveway leads to an attached garage and to the rear is a pleasant private mainly lawned garden with mature trees.

Accommodation In Detail

Half obscure glazed entrance door leading to:

Entrance Hall 4.28m x 1.95m (14'0" x 6'5")

having one central heating radiator, staircase rising to first floor and fitted smoke alarm.

Guest Cloak Room

having low level wc, corner wash basin, one central heating radiator and obscure Upvc double glazed window to front elevation.

Sitting Room 3.42m x 4.51m (11'2" x 14'10")

having double glazed square bay window to front elevation, one central heating radiator, feature fireplace with marble backplate and hearth together with fitted living flame gas fire, coving to ceiling and opening leading thorough to:

Dining Room 2.61m x 2.88m (8'7" x 9'5")

having thermostatic control for central heating, one central heating radiator and sliding double glazed patio doors opening out to the rear garden.

Kitchen 3.4m x 2.6m (11'2" x 8'6")

having a good range of oak effect base and eye level units with complementary rolled edged working surfaces, polycarbonate sink and draining unit, four ring gas hob, electric double oven, fitted extractor vent, one central heating radiator, double glazed window to rear elevation, half obscure double glazed door to rear and archway leading through to:

Utility 1.61m x 2.6m (5'4" x 8'6")

having fitted Ideal gas fired central heating boiler, plumbing for washing machine, range of oak effect base units, stainless steel sink and drainer, sealed unit double glazed window to rear elevation and one central heating radiator.

On The First Floor

Landing

having fitted smoke alarm, access to loft space and airing cupboard incorporating lagged hot water cylinder.

Bedroom One

having sealed unit double glazed window to front elevation, one central heating radiator and useful overstairs storage cupboard.

En-Suite Bathroom

having powder blue suite comprising panelled bath with electric shower over, pedestal wash basin, low level wc, extensive tiling complement, one central heating radiator and fitted shaver point.

Bedroom Two 3.26m x 3.53m (10'8" x 11'7")

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

Bedroom Three 2.83m x 3.66m (9'4" x 12'0")

having sealed unit double glazed Velux roof light and one central heating radiator.

Bedroom Four 2.72m x 2.7m (8'11" x 8'11")

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



Bathroom

having grey suite comprising panelled bath with electric shower over, pedestal wash basin, low level wc, extensive tiling, one central heating radiator and fitted shaver point.

Outside

The property is approached via a deep mainly lawned fore garden with an adjacent tarmac driveway leading to an attached garage with up and over door, electric light and power. To the rear is an extremely private enclosed garden which is mainly laid to lawn.



Services

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

Measurement

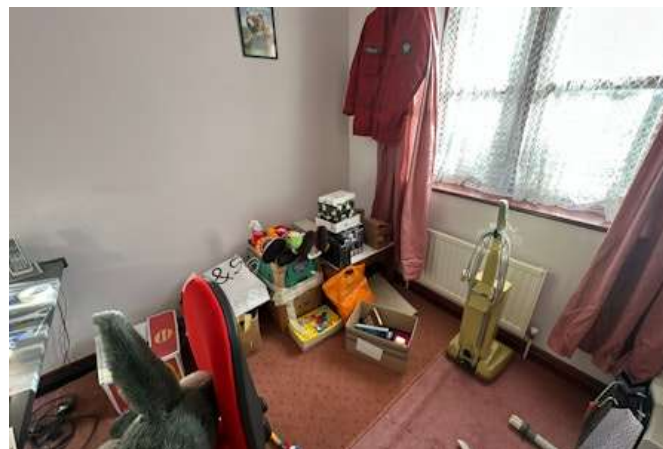
The approximate room sizes are quoted in metric. The imperial equivalent is included in brackets.

Tenure

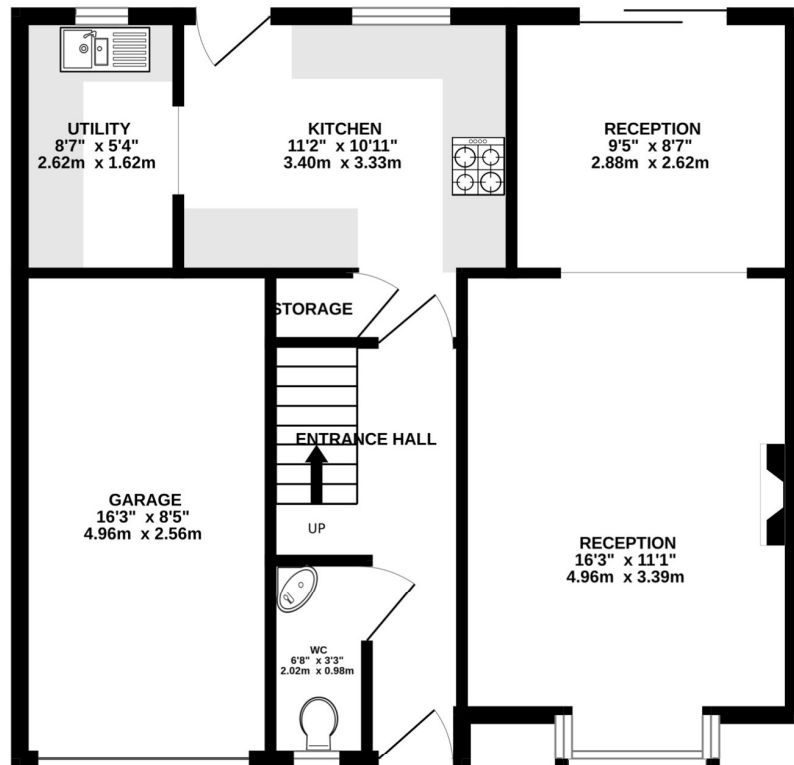
Freehold - with vacant possession upon completion. Newton Fallowell recommend that purchasers satisfy themselves as to the tenure of the property and we would recommend that they consult a legal representative such as a Solicitor appointed in their purchase.

Note

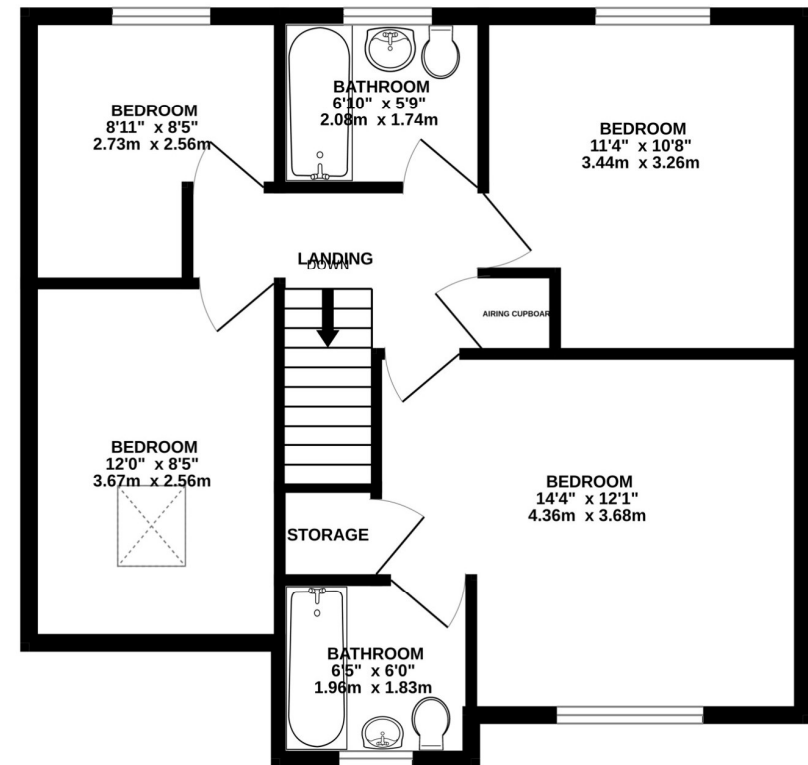
The services, systems and appliances listed in this specification have not been tested by Newton Fallowell and no guarantee as to their operating ability or their efficiency can be given. Anti-Money Laundering Regulations – Intending purchasers will be required to provide identification documents via 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
633 sq.ft. (58.8 sq.m.) approx.



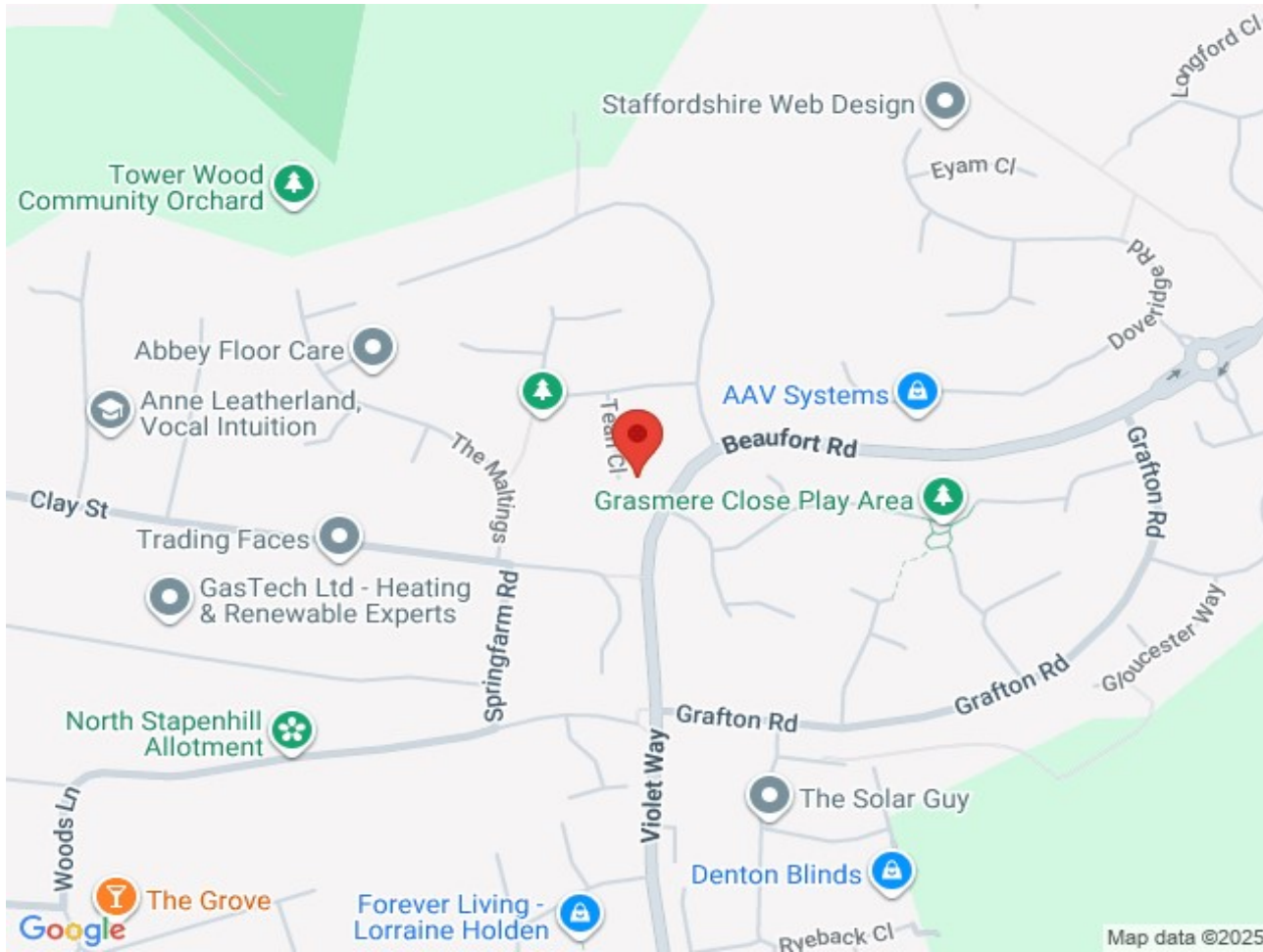
1ST FLOOR
596 sq.ft. (55.3 sq.m.) approx.



TOTAL FLOOR AREA : 1228 sq.ft. (114.1 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		72
(55-68) D	60	
(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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