



Morley Close, Brizlincote Valley,
Burton-on-Trent



£450,000



3



2



2

Key Features

- Stunning Detached Bungalow
- Three Generous Double Bedrooms
- Extensive Parking & Detached Double Garage
- Stunning Views Towards Brizlincote Hall
- Upvc Double Glazing & Gas Fired Central Heating
- Immediate Vacant Possession
- EPC rating TBC
- Freehold





Newton Fallowell are pleased to be able to offer for sale this beautifully presented detached bungalow residence located in an elevated position overlooking Brizlincote Hall. The home has been well kept over recent years and features very spacious private accommodation which in brief comprises: -open canopied entrance, impressive entrance hall, fabulous bay windowed main sitting room, separate dining room, large breakfast kitchen with a wealth of built-in appliances, separate utility and an inner hallway leads to three double bedrooms, the master bedroom having built-in wardrobes and an en-suite and there is also a well appointed family bathroom. Outside the property is approached via a private lane, the driveway provides parking for approximately four vehicles and leads to a detached double garage, the gardens are designed for ease of maintenance and feature both lawned and patio areas.

Accommodation In Detail

Open Canopied Entrance

having hardwood entrance door with obscure stained and leaded double glazed visibility lights leading through to:

Entrance Hall

having fitted smoke alarm, one central heating radiator, thermostatic control for central heating and full height fitted cloaks cupboard.

Sitting Room 4.27m x 4.78m extending to 5.43m into bay

having Upvc double glazed bay window, Upvc double glazed window to side elevation, one double and one single central heating radiators, coving to ceiling and feature Sandstone gothic style fireplace with marble backplate and hearth together with inset electric fire.

Dining Room 3.06m x 3.88m (10'0" x 12'8")

having one central heating radiator, coving to ceiling and Upvc double glazed French door with double glazed lights to either side leading out to the rear garden.

Fabulous Fitted Kitchen 3.51m x 4.27m x extending to 4.8m

having a lovely array of cream fronted base and wall mounted units with complementary rolled edged working surfaces, stainless steel sink and draining unit, Upvc double glazed bay window to rear elevation, Upvc double glazed window to side, range of integrated appliances including Bosch fridge and freezer, Hotpoint electric double oven, AEG induction hob with stainless steel extractor canopy over, one central heating radiator, concealed under unit lighting and airing cupboard incorporating lagged hot water cylinder.

Utility Room 2.46m x 1.75m (8'1" x 5'8")

having a range of cream fronted base and wall mounted units with complementary rolled edged working surfaces, stainless steel sink and draining unit, plumbing for washing machine and dishwasher, one central heating radiator, fitted extractor vent and half obscure Upvc double glazed door leading to the side elevation.

Inner Hallway 3.33m x 1.05m (10'11" x 3'5")

having full height broom cupboard and access to loft space.

Master Bedroom 4.44m x 3.34m (14'7" x 11'0")

having Upvc double glazed window to rear elevation, coving to ceiling, one central heating radiator, built-in double and single wardrobes.

En-Suite

having modern white suite comprising vanity wash basin with adjacent cupboards, low level wc with concealed cistern, shower enclosure with thermostatically controlled shower, obscure Upvc double glazed window to side elevation, fitted extractor vent and one central heating radiator.

Bedroom Two 2.97m x 3.53m extending to 4.05m into bay

having Upvc double glazed walk-in bay window to front elevation and one central heating radiator.



Bedroom Three 3.54m x 2.97m (11'7" x 9'8")

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

Family Bathroom 1.85m x 2.04m (6'1" x 6'8")

having modern white suite comprising panelled bath with folding shower screen and thermostatically controlled shower over, pedestal wash basin, low level wc, one central heating radiator, ceramic tiling to floor, full tiling complement around bath area, obscure upvc double glazed window to side elevation, fitted extractor vent and one central heating radiator.

Outside

The property is approached off a small lane serving just three properties, the lane leads to a block paved driveway providing parking for four vehicles and leads to a detached brick built double garage. Predominantly the gardens to the front are laid to lawn with a gravelled area to the side and adjacent to the garage. The property enjoys a particularly large private garden plot and directly to the rear of the property is a large expanse of flagged patio with a shaped lawn to the southern aspect. The garden is slightly tiered and offers excellent privacy, a further slightly raised paved patio area provides fabulous views and a summerhouse is erected,

Garage

having twin rolled shutter electric remote controlled doors, electric light, power and side courtesy door.



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

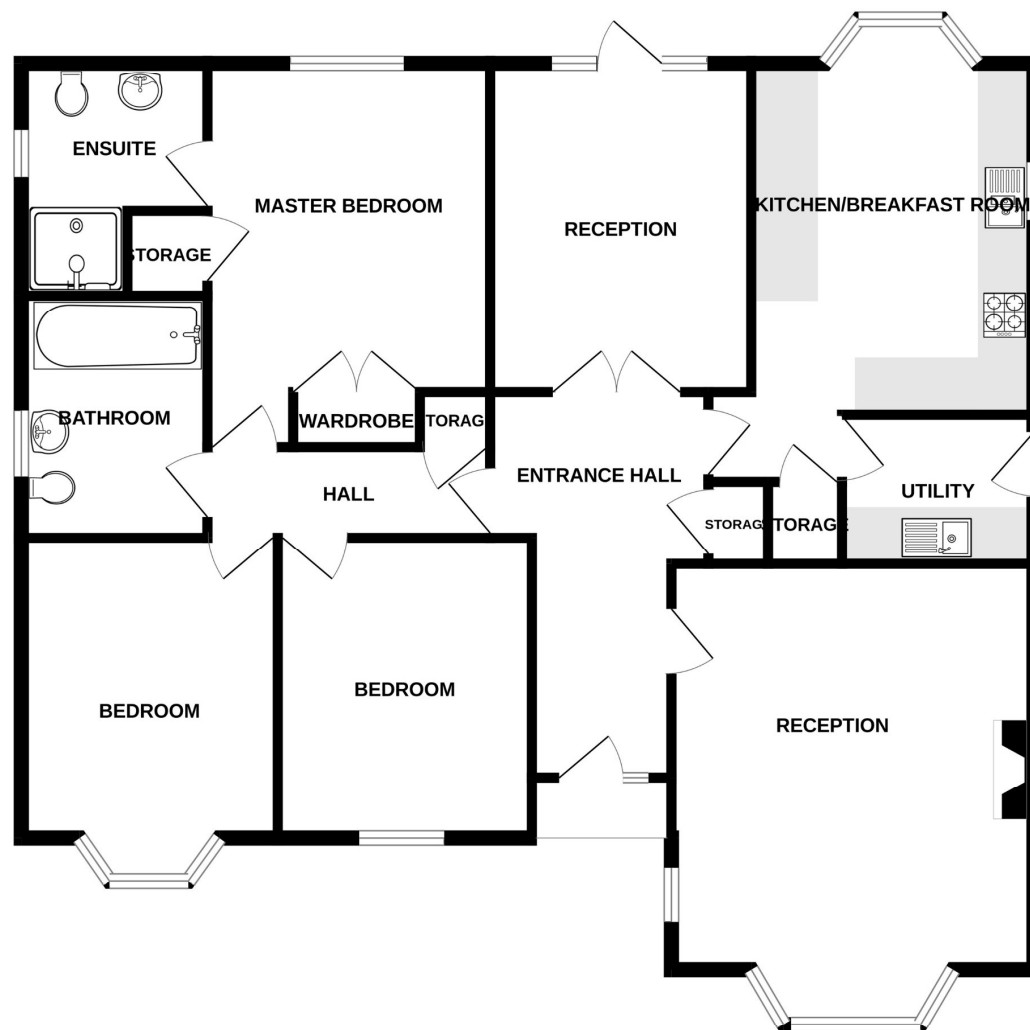
Freehold - with vacant possession upon completion. Newton Fallowell recommend that purchasers satisfy themselves as to the tenure of the property and we would recommend that they consult a legal representative such as a Solicitor appointed in their purchase.

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
1270 sq.ft. (117.9 sq.m.) approx.



TOTAL FLOOR AREA: 1270 sq.ft. (117.9 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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