



Derwent Road, Brizlincote Valley,
Burton-on-Trent



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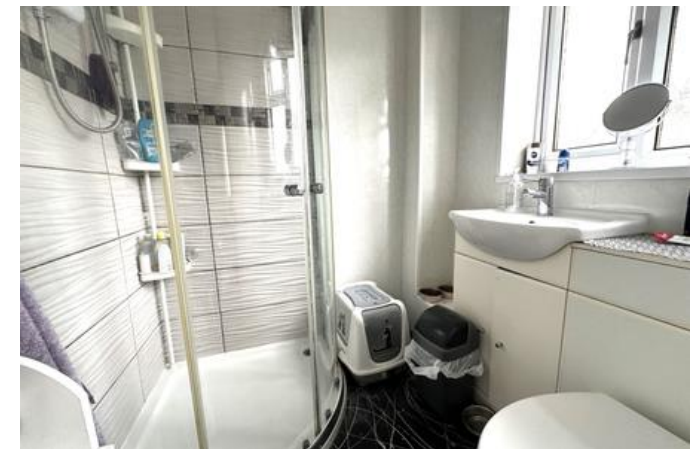
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Guide price £285,000



Key Features

- Four Bedroomed Detached Home
- Highly Regarded Location
- Upvc Double Glazing & Gas Fired Central Heating
- Master Bedroom With En-Suite
- Driveway & Garage
- Enclosed Tiered Rear Garden
- EPC rating D
- Freehold





Newton Fallowell are pleased to present to the market this well located four bedroomed detached home. In brief the accommodation comprises: - entrance hall, reception room, dining kitchen, utility room and downstairs shower room. On the first floor a landing leads to four well proportioned bedrooms, the master bedroom having en-suite shower room, and family bathroom. To the front of the property a driveway leads to an integral garage and to the rear is an enclosed tiered garden.

Accommodation In Detail

Upvc double glazed door leading to:

Entrance Hall

having one central heating radiator and laminate flooring.

Reception Room 4.52m x 3.41m extending to 3.92m

having fitted gas fire, Upvc double glazed window to front elevation, one double central heating radiator, t.v. aerial sockets and fitted laminate flooring.

Dining Kitchen 4.93m x 3.26m extending to 4.94m

having a good range of high gloss base and wall mounted units with complementary square edged laminate working surfaces, built-in electric oven, stainless steel sink and drainer, four ring Bosch hob, under counter lighting, Upvc double glazed window to rear elevation, breakfast bar, recess for fridge/freezer and leading through to:

Dining Area

having electric wall mounted radiator, t.v. point and Upvc double glazed doors leading out to the rear decking area.

Utility Room 1.48m extending to 2.56m x 3.25m

having space for washing machine, sink and drainer, Upvc double glazed window to side elevation, two central heating radiators, wooden partially glazed rear door leading out to the rear garden and doorway leading to integral garage.



Downstairs Shower Room 1.33m x 1.14m (4'5" x 3'8")

having Upvc double glazed window to rear elevation, sink set into vanity unit, low level wc, shower with thermostatically controlled shower, chrome towel radiator and fully tiled.

On The First Floor

Landing

having one central heating radiator, motion sensor for burglar alarm and storage cupboard with shelving.

Master Bedroom 3.27m x 3.52m (10'8" x 11'6")

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

En-Suite 1.58m x 1.69m (5'2" x 5'6")

having sink set into vanity unit with chrome fittings, low level wc, quadrant single shower with fitted electric shower and chrome fittings, Upvc double glazed window to front elevation, shaver socket, chrome towel radiator and panelling to walls.

Bedroom Two 2.33m extending to 2.75m x 3.7m

having built-in wardrobes, Upvc double glazed window to rear elevation, one central heating radiator and access to loft space.

Bedroom Three 2.59m x 3.20m (8'6" x 10'6")

having Upvc double glazed window to front elevation, one double central heating radiator and space for wardrobes.

Bedroom Four 2.14m x 2.62m (7'0" x 8'7")

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

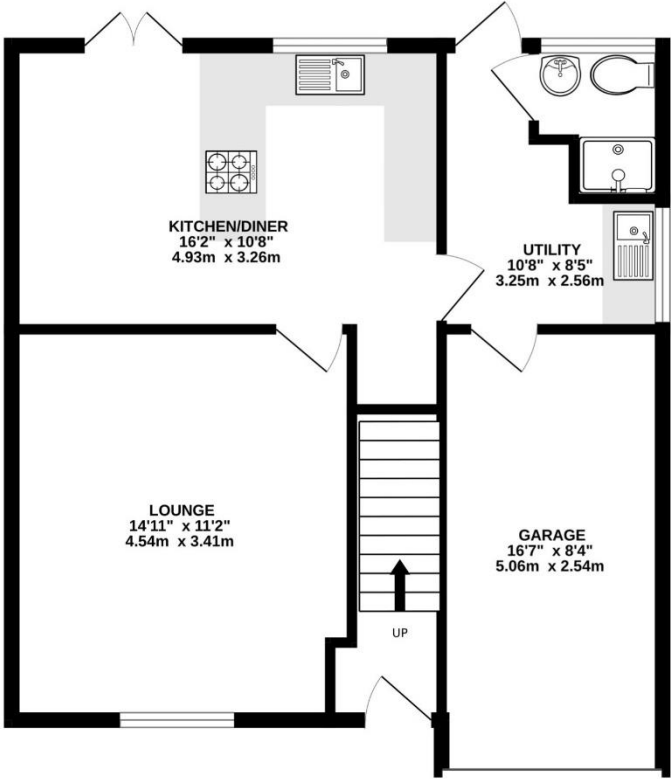
Family Bathroom 2.55m x 1.72m (8'5" x 5'7")

having sink set into vanity unit with chrome fittings, low level wc, corner jacuzzi bath with hand held shower and chrome fittings, lino to flooring, Upvc double glazed window to rear elevation and panelling to walls.

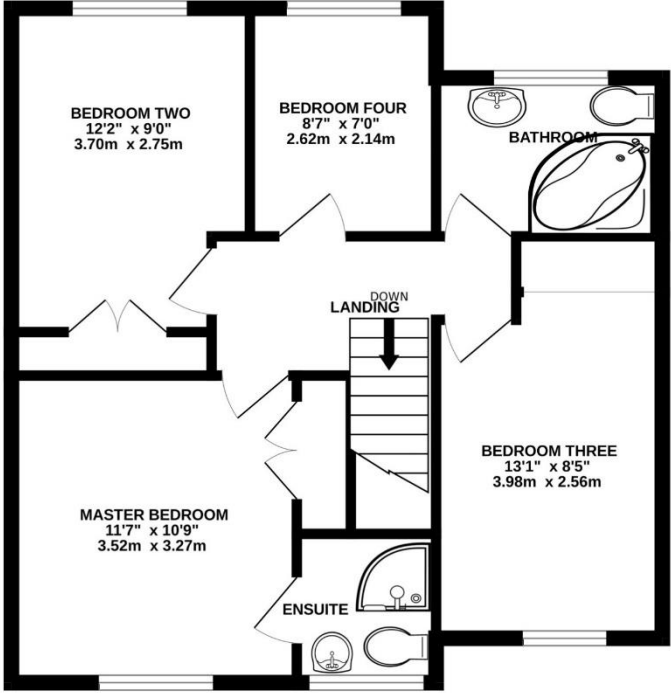
Outside

To the rear of the property is a medium sized family garden, partially walled and very private, decking and lawned areas. To the front a driveway providing ample parking.

GROUND FLOOR



1ST FLOOR



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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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

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		82
(69-80)	C		
(55-68)	D	68	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

