

# Fletcher & Company

5 Knights Place, Burton-On-Trent, DE15 0PW

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£625,000

Freehold

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- Ideal for a Large Family
- Superbly Proportioned Spacious Accommodation
- Entrance Hall & Fitted Guest Cloakroom
- Three Reception Rooms
- Open Plan Living Kitchen with Utility off
- Five Double Bedrooms, Two En-Suites & Bathroom
- Landscaped Rear Garden
- Double Width Driveway & Integral Double Garage







## Summary

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A fabulous, five double bedroom, modern, detached residence occupying an exclusive cul-de-sac location off Brizlincote Lane in Burton upon Trent.

This is a fabulous opportunity to acquire a large, five double bedroom, executive, detached residence forming part of an exclusive cul-de-sac location off Brizlincote lane. The property would suit a large family looking for spacious and well-proportioned accommodation in a convenient location. The property is double glazed and gas central heated with entrance hall, fitted guest cloakroom, lounge with feature fireplace, separate dining room, study/family room and open plan dining kitchen with utility off. The spacious, first floor, semi-galleried landing leads to master bedroom with en-suite shower room, second double bedroom with en-suite shower room, three further double bedrooms and well-appointed bathroom with four piece suite.

The property is set back from the road behind a lawned fore-garden with double width block paved driveway providing off-road parking and access to an integral double garage. To the rear of the property is a private garden featuring lawn, terrace and woodchip border with screening conifer trees.

# F&C

### **The Location**

The property is a short distance from the centre of Burton upon Trent which offers a complete range of services and amenities including shops and restaurants. Burton upon Trent is noted for its brewing history, schooling and riverside walks. It is also conveniently located for A38 and A50.

### **Accommodation**

#### **Ground Floor**

##### **Entrance Hall**

16'9" x 6'5" (5.13 x 1.97)

An oak panelled entrance door with leaded inset provides access to spacious entrance hall with central heating radiator, staircase to first floor, decorative coving and double glazed window to front.



##### **Fitted Guest Cloakroom**

5'7" x 3'2" (1.72 x 0.98)

With low flush WC, wash handbasin and central heating radiator.

### Lounge

17'10" x 12'4" (5.45 x 3.76)

With stylish feature fireplace with decorative surround, granite hearth and living flame fitted gas fire, central heating radiator, decorative coving and double glazed French doors with matching sidelights to garden.



### Dining Room

13'7" x 11'0" (4.16 x 3.36)

With central heating radiator, decorative coving and double glazed window to front.





### Study/Family Room

12'4" x 8'7" (3.76 x 2.64)

With central heating radiator, decorative coving and double glazed bay window to front.



### Fabulous Open Plan Living Kitchen

28'2" x 9'8" (8.60 x 2.97)



### Upper Level Lounge/Dining Area

With central heating radiator, TV aerial point, recessed ceiling spotlighting and double glazed French doors to garden.



### Lower Level High Specification Fitted Kitchen

With a large granite topped island/breakfast bar incorporating stainless steel sink unit with mixer tap, inset AEG four plate electric hob with extractor hood over, integrated dishwasher, stylish wood grain effect cupboards and drawers and LED plinth lighting, a further range of gloss finished cupboards incorporating Electrolux oven and microwave, full height fridge, full height freezer, central heating radiator, recessed ceiling spotlighting and two double glazed windows to rear.



### Utility

6'4" x 5'1" (1.94 x 1.56)

With roll edge worktop with matching upstand, inset stainless steel sink unit, two fitted cupboards, appliance space suitable for washing machine and integral door to garage.

### First Floor Landing

16'9" x 6'5" (5.13 x 1.98)

A featured semi-galleried landing offering potential space for a study area with central heating radiator, double glazed window to front, decorative coving, access to large loft space and twin panelled doors to airing cupboard.



### **Master Bedroom**

13'9" x 13'3" (4.21 x 4.06)

With central heating radiator, double glazed window to front and door to en-suite shower room.



### **En-Suite Shower Room**

9'8" x 9'1" (2.97 x 2.79)

With low flush WC, wash handbasin, shower cubicle, central heating radiator, recessed ceiling spotlighting, shaver point and double glazed window to front.



### **Double Bedroom Two**

13'9" x 13'3" (4.21 x 4.06)

With central heating radiator, recessed ceiling spotlighting and two double glazed windows to rear.

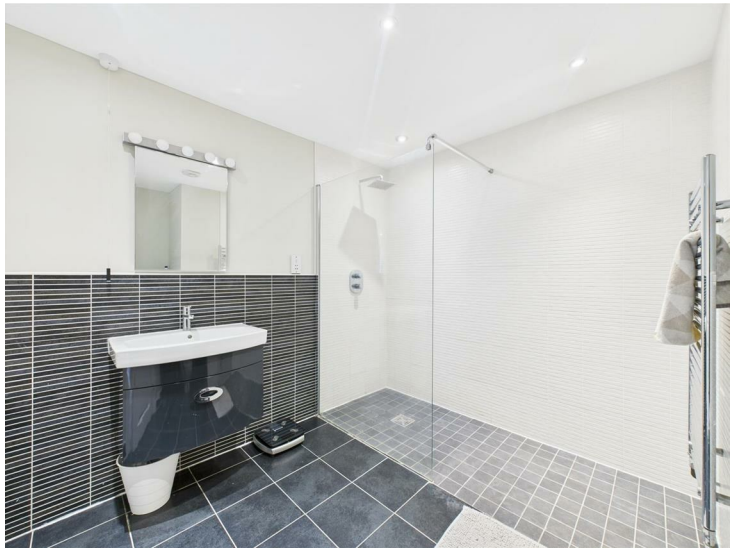




### Large Well-Appointed En-Suite Shower Room

7'6" x 5'6" (2.31 x 1.70)

Mainly tiled with a white suite comprising low flush WC, vanity unit with wash handbasin and drawer beneath, large walk-in shower cubicle, chrome towel radiator and recessed ceiling spotlighting.



### Double Bedroom Three

10'6" x 9'10" (3.21 x 3.02)

With central heating radiator and double glazed window to rear.

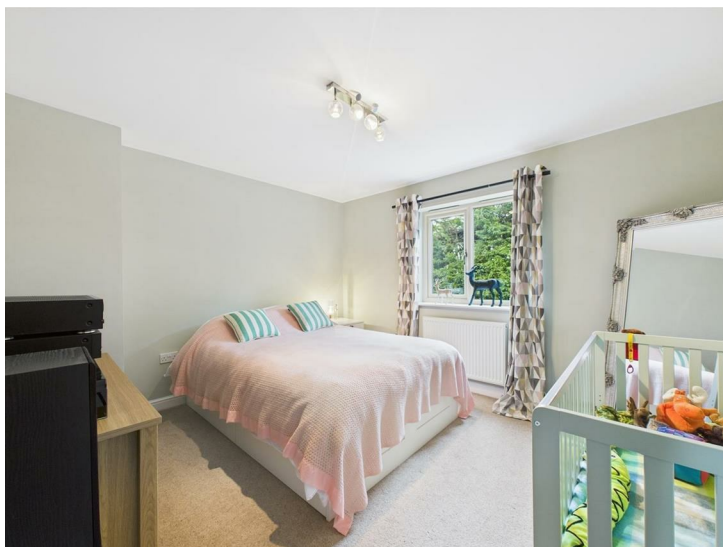




#### **Double Bedroom Four**

12'7" x 10'8" (3.84 x 3.26)

With central heating radiator and double glazed window to rear.



#### **Double Bedroom Five**

12'5" x 8'10" (3.80 x 2.71)

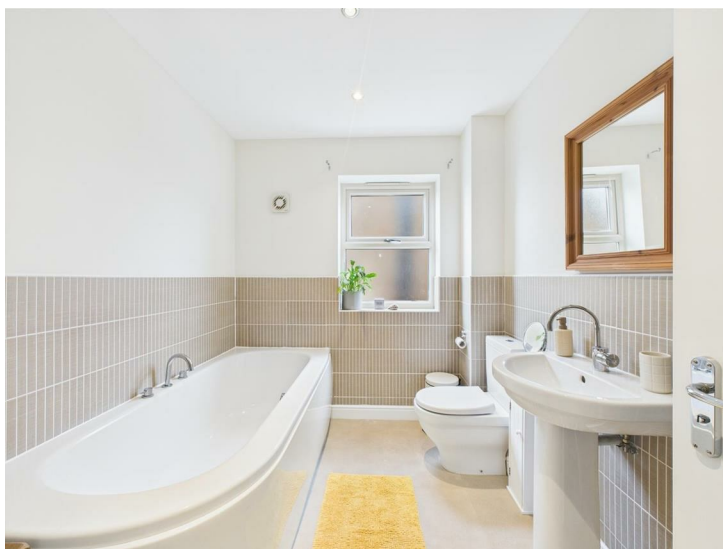
With central heating radiator and double glazed window to front.



#### **Principle Bathroom**

8'5" x 6'11" (2.57 x 2.13)

Partly tiled with a white suite comprising low flush WC, pedestal wash handbasin, panelled bath, separate double shower cubicle, chrome towel radiator, recessed ceiling spot lighting and double glazed window to side.



#### **Double Garage**

17'10" x 16'5" (5.45 x 5.01)

With power and lighting, pedestrian door to rear and up and over door to front.

## Outside

The property forms part of an exclusive cul-de-sac of executive, detached homes. This particular model is set back behind block paved driveway with off-road parking for two vehicles, access to the garage and a lawned fore-garden with matching block paved pathway.

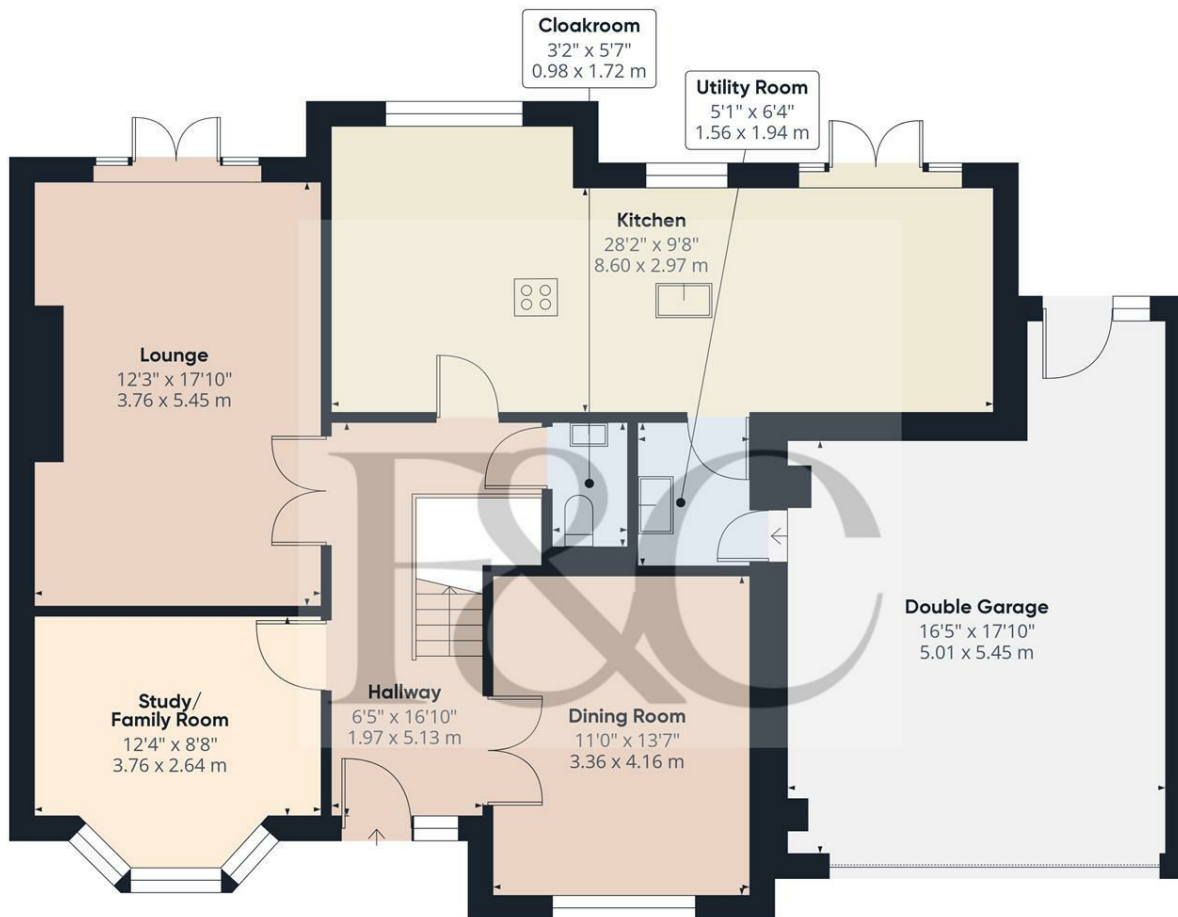
To the rear of the property is a private, landscaped garden featuring large patio area beneath a gazebo, lawn and sleeper edged border containing wood chipping and conifer trees. The garden is bounded by timber fencing and offers a good degree of privacy.



Council Tax Band F







Floor 0

Approximate total area<sup>m</sup>

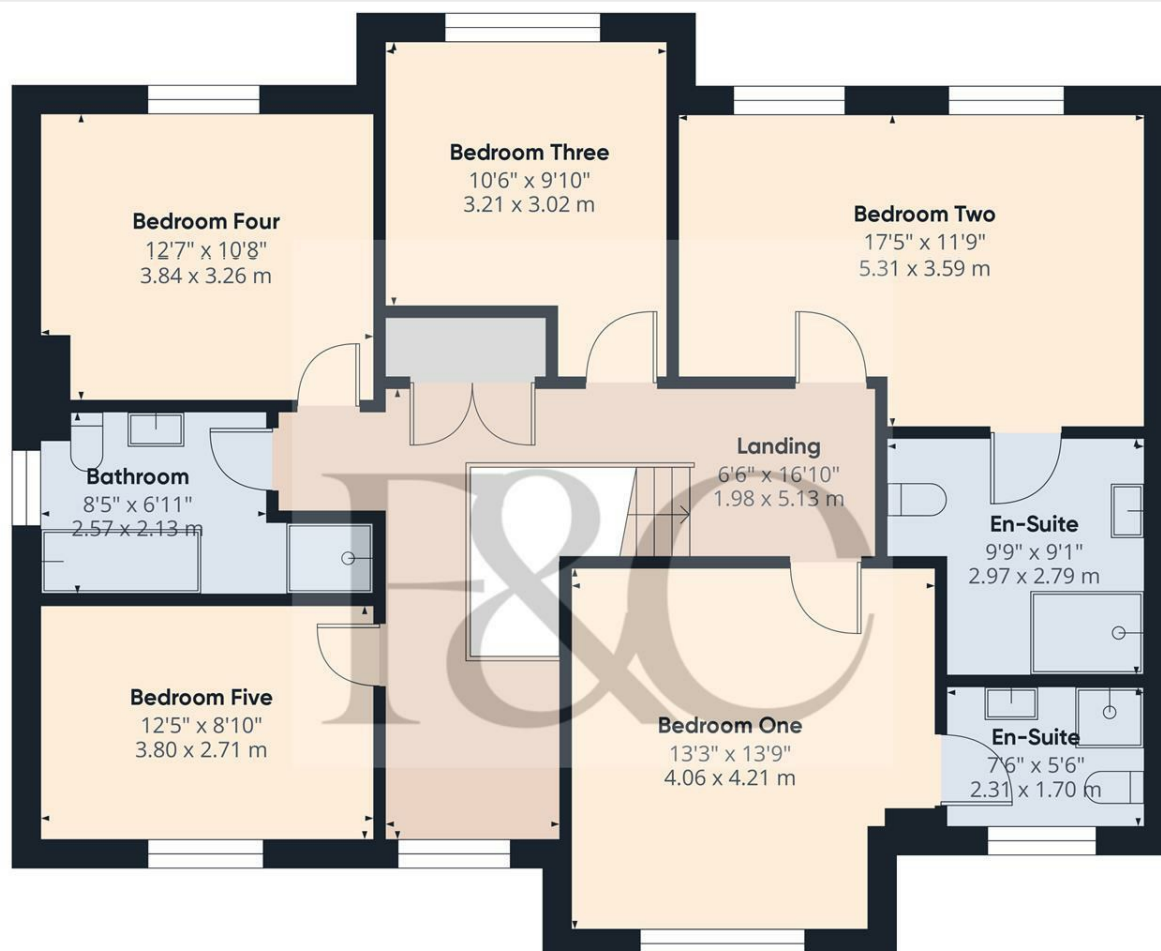
1305.67 ft<sup>2</sup>  
121.3 m<sup>2</sup>

(1) Excluding balconies and terraces.

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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Floor 1

Approximate total area<sup>m</sup>

1093.41 ft<sup>2</sup>  
101.58 m<sup>2</sup>

(1) Excluding balconies and terraces.

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## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### Duffield Office

Duffield House  
Town Street  
Duffield  
Derbyshire  
DE56 4GD

01332 843390  
duffield@fletcherandcompany.co.uk

### Derby Office

15 Melbourne Court  
Millennium Way  
Pride Park  
Derby  
DE24 8LZ

01332 300558  
derby@fletcherandcompany.co.uk

### Willington Office

3 The Boardwalk  
Mercia Marina  
Findern Lane  
Willington  
Derbyshire  
DE65 6DW

01283 241500  
willington@fletcherandcompany.co.uk

5 Knights Place  
Burton-On-Trent  
DE15 0PW

Council Tax Band: F  
Tenure: Freehold

