



3 Latham Close, Brizlincote Valley, DE15 9GL

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Local knowledge, national reach

£495,000



## Key Features

- 4 Bedroom Detached Home
- Double Extended Garage
- Sun Room & Garden Room
- Ensuite to Master
- Downstairs WC & Shower Room
- Substantial Plot
- EPC rating C
- Freehold





Positioned on a quiet cul-de-sac shared with only two other properties, this substantial 4 bedroom, detached family home was originally constructed as a William Davis show home and occupies a generous plot with beautifully arranged gardens, ample parking, and a detached garage with loft space. The property offers well-proportioned and versatile accommodation throughout and is offered to the market with vacant possession.

The ground floor provides a range of spacious and flexible living areas, including a main living room which opens into a bright sun room, enjoying pleasant views over the landscaped rear garden.

The garden room benefits from underfloor heating and power, making it a comfortable and usable space throughout the year. The kitchen is well sized and well equipped, fitted with a range of units and generous worktop space, and includes an integrated wine fridge, fridge, dishwasher, electric oven, hob and extractor.

Additional ground floor rooms offer further flexibility for dining, home working, or hobbies.

To the first floor, the property benefits from 4 bedrooms, including a master bedroom with en-suite shower room, alongside 3 further bedrooms, all served by a family bathroom.



Several rooms feature built-in wardrobes and fitted furniture.

Externally, the property enjoys an artificial lawn to the front, providing a neat and low-maintenance approach, while the rear garden is thoughtfully landscaped, featuring paved pathways, planted borders, seating areas, and a detached garden room, ideal for entertaining or relaxing. There is ample off-road parking, a detached double garage with power and lighting, and additional loft storage above.

Overall, this is a rare opportunity to acquire a generously proportioned detached home with strong foundations, excellent outside space, and a particularly private and peaceful setting.

#### **Front Garden**

Laid mainly to artificial lawn, providing a neat and low-maintenance frontage.

#### **Porch**

Providing a practical entrance to the property with space for coats and footwear, leading through to the main hallway.

#### **Hallway**

A welcoming central hallway giving access to the principal ground floor rooms and staircase rising to the first floor.

#### **Downstairs WC**

Fitted with a low-level WC and wash hand basin.





## Downstairs Shower Room

A useful additional facility, fitted with a shower enclosure, wash hand basin and WC.

## Lounge

A well-proportioned main reception room offering ample space for seating and furniture, with double doors opening through to the sun room.

## Sun Room

An impressive attached sun room with a vaulted ceiling and roof lights, allowing excellent natural light throughout the day. Surrounded by glazing with views over the rear garden and featuring a door providing direct access to the garden, creating a bright and inviting additional reception space.

## Dining Room

A separate dining space ideal for family dining or entertaining, positioned conveniently in relation to the kitchen.

## Kitchen

A generous kitchen fitted with a range of wall and base units and extensive worktop space. Integrated appliances include a wine fridge, fridge, dishwasher, electric oven, hob and extractor. Window overlooking the rear garden.

## Landing

Providing access to all first-floor rooms and loft hatch with ladder providing access to the boarded and large, main house loft space.

## Master Bedroom

A spacious double bedroom with fitted furniture and access to an en-suite shower room.

### Ensuite

Fitted with a shower enclosure, wash hand basin and WC.

### Bedroom Two

A further double bedroom with built in storage cupboard.

### Bedroom Three

A well-sized bedroom suitable for use as a guest room, child's bedroom or home office.

### Bedroom Four

Another good-sized bedroom with fitted furniture.

### Family Bathroom

Fitted with a bath, wash hand basin and WC.

### Rear Garden

A thoughtfully landscaped rear garden featuring paved seating areas, planted borders and mature planting. The garden also includes a detached garden room (with underfloor heating and power), a greenhouse, and a garden shed, providing excellent versatility for relaxation, hobbies, storage or home working.

### Double Garage

An extended detached double garage with electric roller door, power and lighting, plus a large loft space with ladder, boarded space and velux window, offering excellent storage or workshop potential.

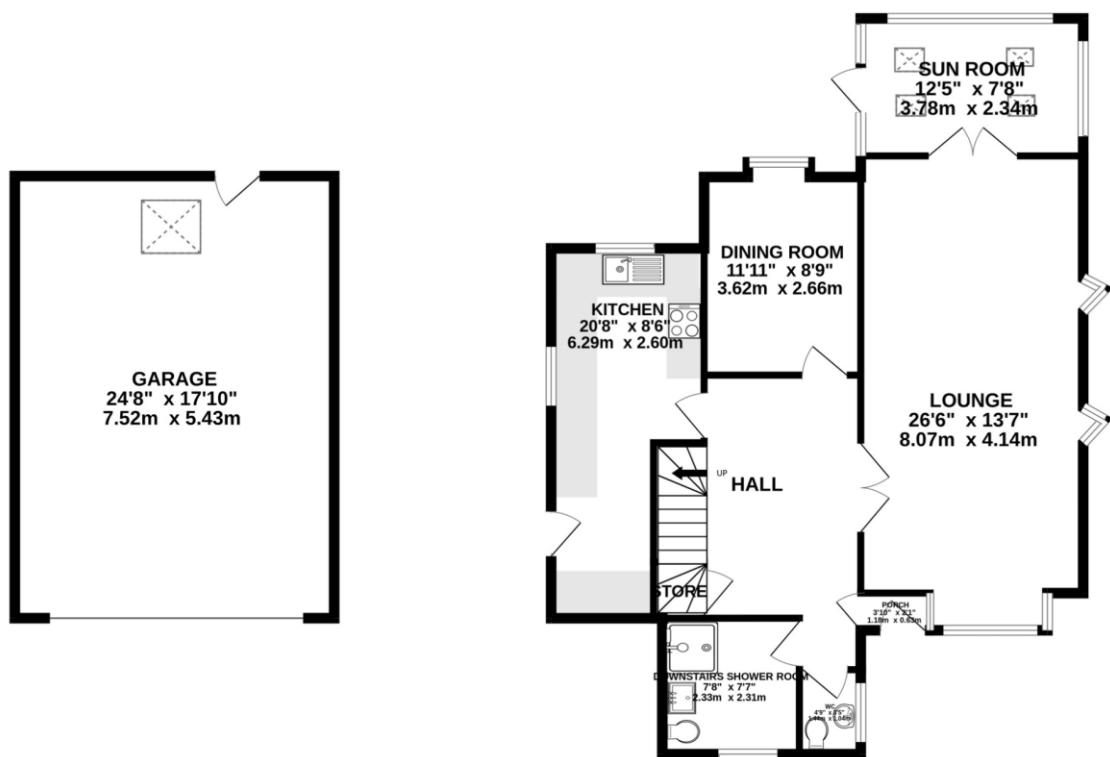
### Buyer Information

Probate has been applied for and is awaited. The sale will proceed once the grant of probate has been issued.

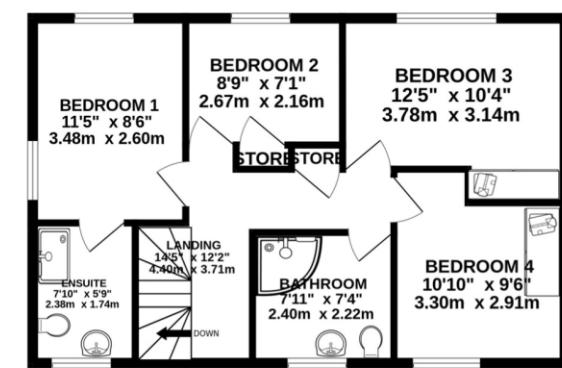




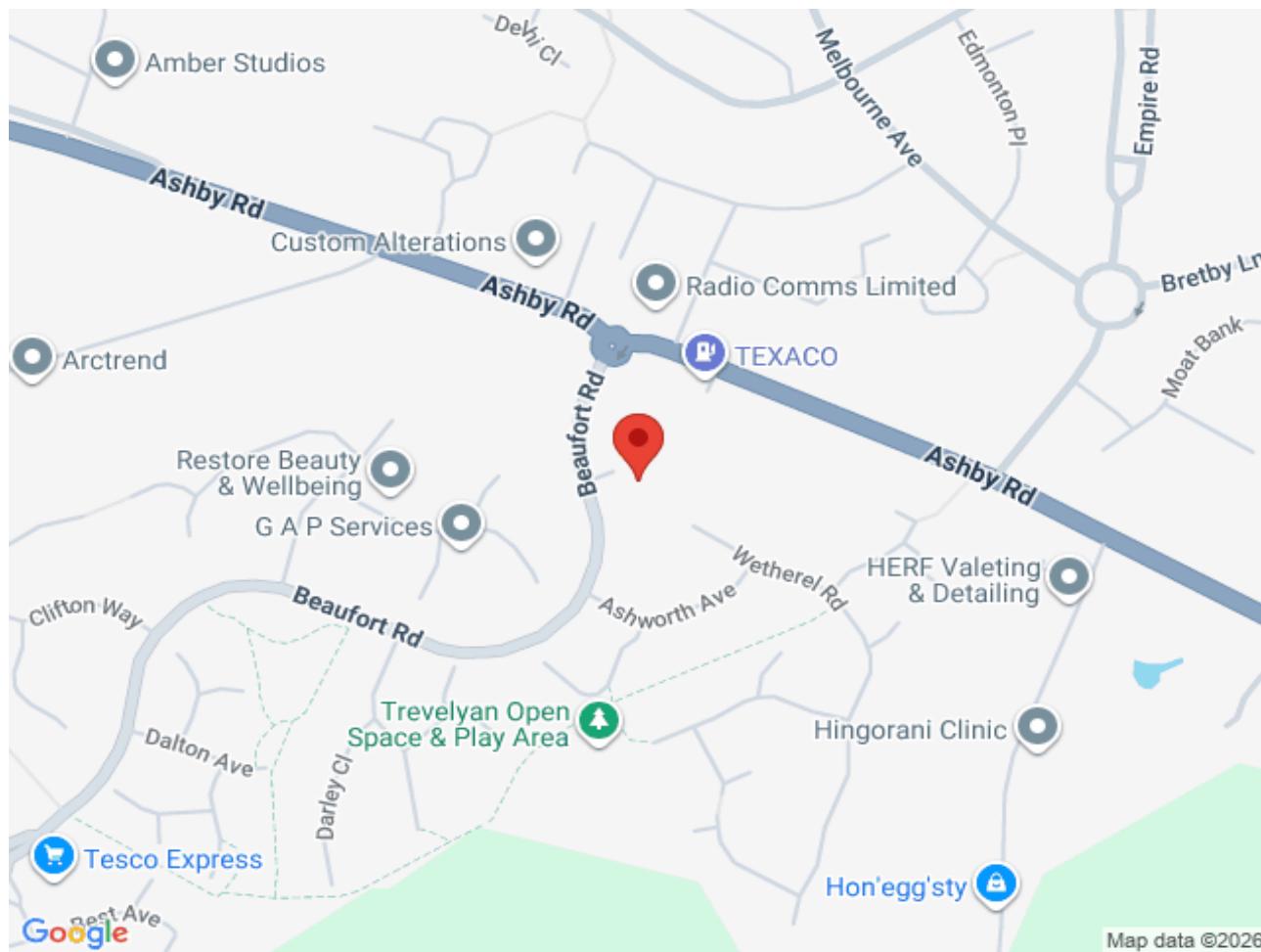
GROUND FLOOR



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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