

**Orchid Close, Brizlincote, Burton Upon
Trent, DE15 9FH**

Offers In Excess Of £300,000



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Set within the ever-desirable Brizlincote Valley, this beautifully presented three-bedroom detached home offers superb family accommodation with a bright and spacious layout, three reception rooms, a generous driveway, landscaped gardens, and panoramic views to the rear.

Internally, the property has been maintained to a high standard and includes a welcoming hallway, WC, a stylish lounge opening into the dining area, and an impressive garden room extension that adds a further versatile reception space. The large breakfast kitchen provides excellent storage and worktop space, with doors leading onto the rear garden and directly into the garage.

Upstairs, the home offers three well-proportioned bedrooms, including a principal bedroom with fitted wardrobes and its own en-suite. The family bathroom is finished with modern tiling and a clean, neutral theme.

Externally, the property stands on a fantastic plot with a wide block-paved driveway, attached garage, and a beautifully landscaped rear garden enjoying elevated views, mature planting, and multiple seating areas.

A superb home in a premium location—ideal for families seeking comfort, practicality and excellent outdoor space.

Accommodation

Ground Floor



Hallway — 2.14m x 1.07m (7'0" x 3'6")

A welcoming entrance hall with tiled flooring, staircase to the first floor and internal doors to the WC and lounge.

WC — 1.77m x 0.80m (5'9" x 2'7")

Fitted with wash basin and WC, fully tiled walls and flooring, radiator and privacy window.

Living Room — 4.78m x 4.22m (15'8" x 13'10")

A beautifully presented lounge with a feature wall, inset contemporary fireplace, large front window providing excellent natural light, and open access through to the dining room.

Dining Room — 2.98m x 2.80m (9'9" x 9'2")

Ideal formal dining space with archway through from the lounge and French doors opening into the extended sunroom/snug.

Sunroom / Snug — 2.71m x 3.08m (8'10" x 10'1")

A superb insulated additional reception room boasting wraparound windows, views over the garden, and doors leading straight outside. Perfect as a reading room, second sitting room or relaxation space. The space had a 'cosy roof' installed recently.

Breakfast Kitchen — 2.82m x 4.93m (9'3" x 16'2")

A bright and spacious kitchen fitted with a range of wall and base units, tiled splashbacks, integrated oven and hob, sink with drainer, and space for appliances. Plenty of room for a dining table. Doors lead out to the garden and into the integral garage.

Attached Garage — 5.47m x 2.46m (17'11" x 8'0")

Up-and-over door to front, pedestrian door from the kitchen, power, lighting and tiled flooring. An incredibly useful space for storage, utilities or workshop use.

First Floor

Landing — 3.18m x 1.92m (10'5" x 6'3")

Spacious landing with side window, airing cupboard and doors to all bedrooms and bathroom.

Bedroom One — 3.61m x 2.98m (11'9" x 9'9")

Generous double bedroom with fitted wardrobes, front-facing window and access to:

En-suite — 1.68m x 1.91m (5'6" x 6'3")

Modern shower room with corner shower cubicle, vanity unit with basin, WC, heated towel rail and full wall tiling.

Bedroom Two — 2.84m x 3.23m (9'3" x 10'7")

A spacious double with rear garden views and plenty of natural light.

Bedroom Three — 2.26m x 2.21m (7'4" x 7'3")

Ideal as a child's room, nursery, dressing room or home office.

Family Bathroom — 1.35m x 2.31m (4'5" x 7'7")

Fitted with a panelled bath with shower over, vanity basin unit, WC, tiled walls and flooring, heated towel rail and window.

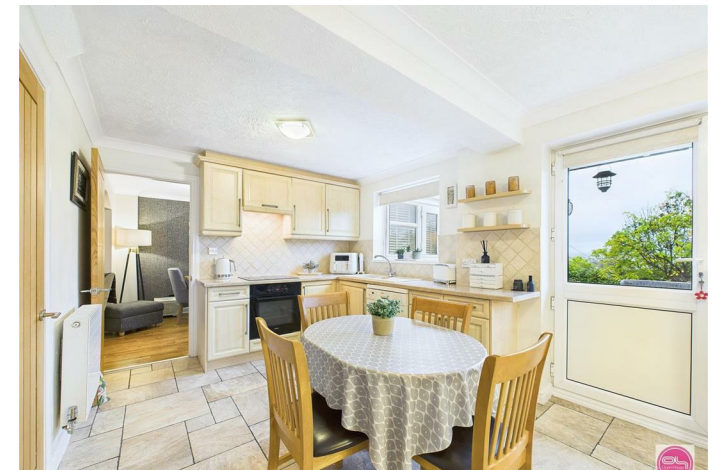
Outside

Front

Large block-paved driveway providing extensive off-road parking, with landscaped borders containing mature shrubs and trees. Side gated access to the rear garden.

Rear Garden

A standout feature—beautifully landscaped with patio





seating areas, pathways, gravelled sections, established shrubs, evergreens and ornamental planting. The garden enjoys elevated, far-reaching views, offering a peaceful and private outdoor retreat.

Additional Information

- Tenure: Freehold
- Council Tax Band: C
- EPC Rating: D
- Local Authority Area: East Staffordshire

We wish to clarify that these particulars should not be relied upon as a statement or representation of fact and do not constitute any part of an offer or contract. Buyers should satisfy themselves through inspection or other means regarding the correctness of the statements contained herein.

Please note that we have not tested or verified the condition of the services connected to the property, including mains gas, electricity, water or drainage systems. Similarly, we cannot confirm the working order or efficiency of any appliances, heating systems, or electrical installations that may be included in the sale. Prospective purchasers are therefore advised to carry out their own independent investigations and surveys before entering into a legally binding agreement.

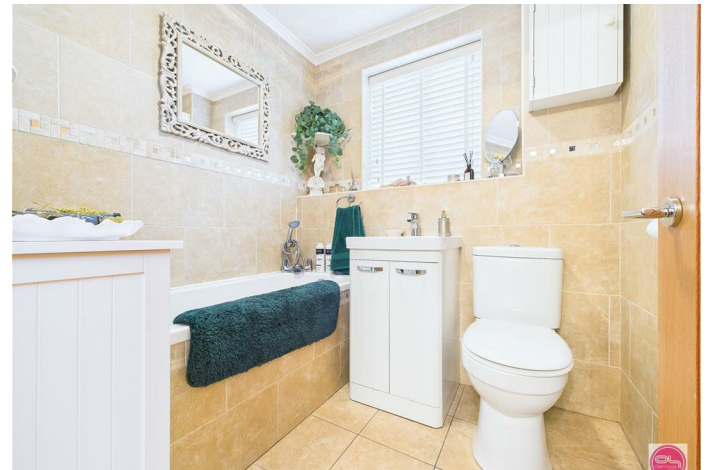
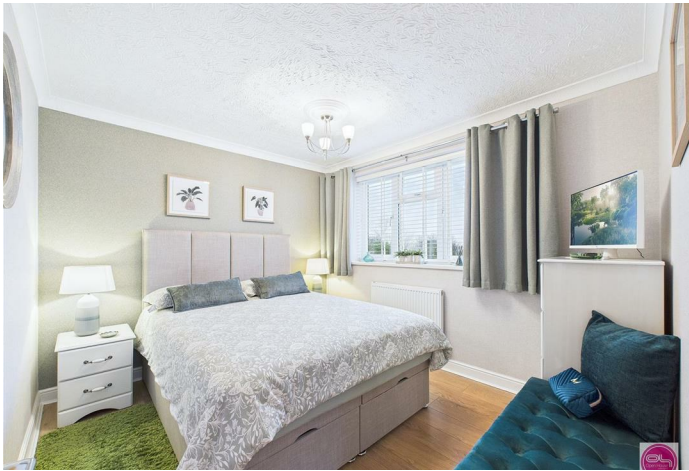
Money Laundering Regulations 2003:

In accordance with the Money Laundering Regulations 2003, we are obligated to verify your identification before accepting any offers.

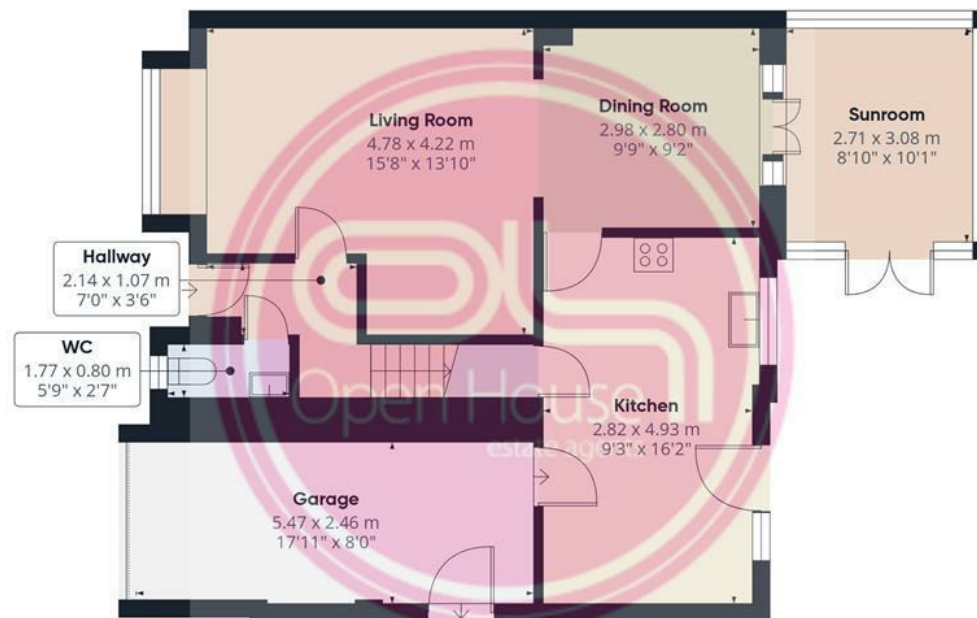
Floorplans:

We take pride in providing floorplans for all our property particulars, which serve as a guide to layout. Please note that all dimensions are approximate and should not be scaled.

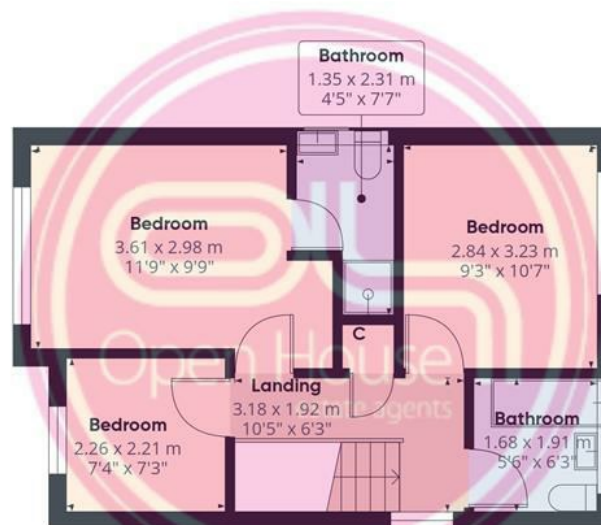








Floor 0



Floor 1

GLA⁽¹⁾
106.05 m²
1141.48 ft²

Total
119.42 m²
1285.38 ft²


(1) Finished, above grade

Ext. wall thickness assumed: 15.24
cm/6 in

Calculations reference the ANSI-Z765
standard. Measurements are
approximate and not to scale. This
floor plan is intended for illustration
only.

GIRAFFE360

ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

LOCAL AUTHORITY

East Staffordshire

TENURE

Freehold

COUNCIL TAX BAND

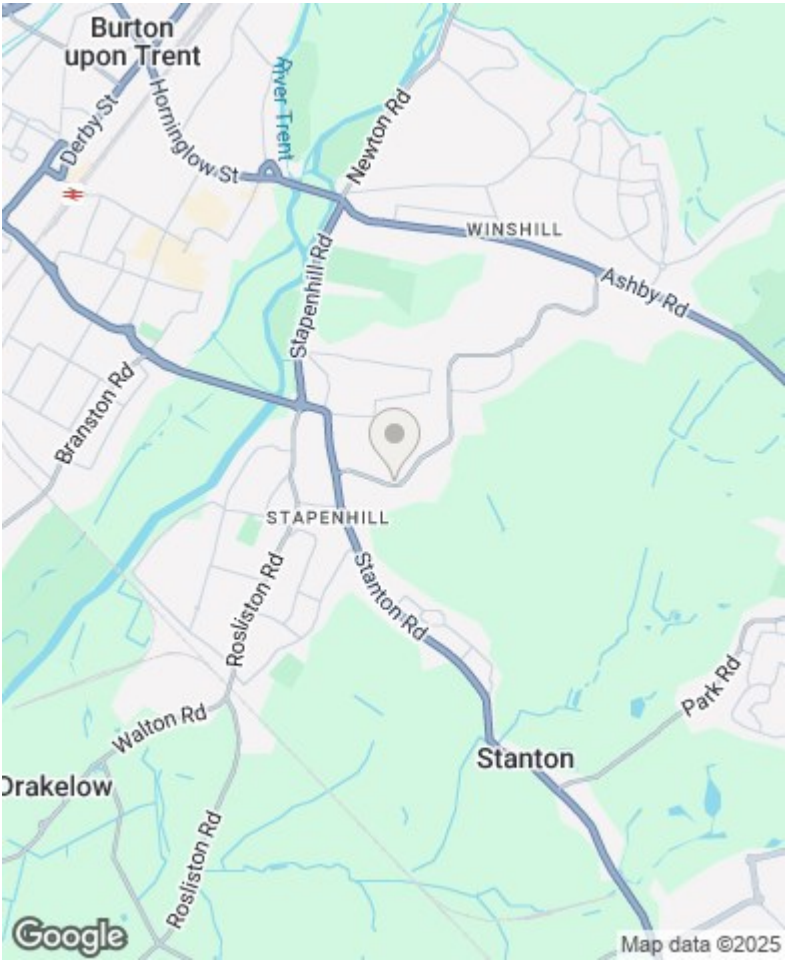
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VIEWINGS

By prior appointment only

PROPERTY SUMMARY

- THREE-BEDROOM DETACHED FAMILY HOME IN HIGHLY SOUGHT-AFTER BRIZLINCOTE VALLEY
- EXCEPTIONALLY WELL-MAINTAINED THROUGHOUT WITH IMMACULATE PRESENTATION
- THREE RECEPTION ROOMS INCLUDING EXTENDED SUNROOM/SNUG
- BEAUTIFUL OPEN-PLAN LIVING/DINING LAYOUT WITH FEATURE FIREPLACE
- LARGE BREAKFAST KITCHEN WITH ACCESS TO GARDEN AND GARAGE
- PRINCIPAL BEDROOM WITH FITTED WARDROBES AND EN-SUITE SHOWER ROOM
- STUNNING LANDSCAPED REAR GARDEN WITH FAR-REACHING VIEWS
- SPACIOUS BLOCK-PAVED DRIVEWAY PROVIDING AMPLE PARKING
- ATTACHED GARAGE WITH POWER, LIGHTING AND INTERNAL ACCESS
- PEACEFUL CUL-DE-SAC POSITION CLOSE TO WOODLAND WALKS, SCHOOLS AND AMENITIES



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