



Brizlincote Street
BURTON-ON-TRENT

burchell
edwards

Brizlincote Street BURTON-ON-TRENT DE15 9DH

for sale offers over
£300,000



Property Description

Burchell Edwards are delighted to market this exquisite 4 Bedroom Detached family home. The property is situated on a lovely road in the Stapenhill area and greets you with a lovely courtyard front garden offering the property an element of privacy, as well as access to the property's driveway which provides off road parking and garage access. The property itself is finished to a superb standard throughout and boasts a beautiful downstairs compromising of: a wonderful open plan lounge/dining room, a modern kitchen and an additional downstairs W/C. On the first floor of the property you will be greeted to a landing area that offers access to the loft which has been fully boarded and can be used as an additional storage aspect. As well as loft access, the landing provides access to 4 double bedrooms as well as the family bathroom. Outside to the rear is an enclosed garden which offers plenty of natural beauty and a peaceful setting for relaxation. The garden itself is a large plot of land that contains a spacious lawn area, a patio slatted seating area as well as access to the property's garage. Viewing of this amazing property is essential.

Entrance Hallway

Carpet and central heating radiator.

Guest W.C

Window to rear elevation, W.C, wash hand basin, space and plumbing for washing machine, tiled flooring.

Lounge

23' 2" max x 11' 2" max (7.06m max x 3.40m max)
Window to front elevation, door to rear elevation, two central heating radiators and wooden flooring.

Kitchen

9' 5" x 8' 4" (2.87m x 2.54m)
Window to rear elevation, a range of wall and base units with work surface over incorporating a sink with drainer unit, integrated oven, hob and dishwasher, central heating radiator, wooden flooring and storage

pantry.

Landing

Loft access, carpet and central heating radiator.

Bedroom One

.14' 9" max x 10' 11" (4.50m max x 3.33m)
Two windows to front elevation, central heating radiator and wooden flooring.

Bedroom Two

11' 9" max x 11' max (3.58m max x 3.35m max)
Window to rear elevation, central heating radiator and wooden flooring.

Bedroom Three

11' x 9' (3.35m x 2.74m)
Window to front elevation, central heating radiator and wooden flooring.

Bedroom Four

8' 10" max x 8' 9" (2.69m max x 2.67m)
Window to rear elevation, central heating radiator and wooden flooring.

Bathroom

Window to rear elevation, W.C, wash hand basin, shower, bath, tiled flooring, fully tiled walls.

Loft Space

Half boarded and insulated.

Front Garden

Driveway providing off road parking for one vehicle, access to garage.

Rear Garden

Private enclosed garden with decking area, patio area and access to garage.

Garage

Power and lighting.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Burchell Edwards on

T 01283 530 169
E burton@burchelledwards.co.uk

Britannia House Station Street
 BURTON-ON-TRENT DE14 1AN

EPC Rating: D Council Tax
 Band: A

Tenure: Freehold

view this property online burchelledwards.co.uk/Property/BUT210836



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