



Celandine Close, Brizlincote Valley,
Burton-on-Trent



£375,000



Key Features

- Impressive Detached Home
- Four Bedrooms
- Highly Regarded Residential Location
- Attached Double Garage
- Corner Plot Position
- Competitively Priced For Quick Sale
- EPC rating C
- Freehold





Newton Fallowell are delighted to be able to offer for sale this well presented four bedroomed detached family home located in a corner plot within this ever popular residential location. In brief the accommodation comprises: - open canopied entrance, impressive entrance hall, guest cloak room, bay windowed front sitting room, separate dining room, breakfast kitchen, utility room and on the first floor a landing leads to the master bedroom with en-suite, three further bedrooms and family bathroom. Outside the property occupies a generous corner plot position and a sweeping block paved driveway provides ample parking and leads to the attached double garage. To the rear is a very pleasant mainly lawned garden screened well by timber fencing.

Accommodation In Detail

Half obscure leaded and double glaz entrance door with obscure double glazed light to side leading to:

Entrance Hall 3.76m x 1.82m extending to 2.12m

having staircase rising to first floor, one central heating radiator, fitted smoke alarm and useful understairs storage cupboard.

Guest Cloak Room 1.09m x 2.15m (3'7" x 7'1")

having low level wc, pedestal wash basin, obscure Upvc double glazed window to side elevation and one central heating radiator.

Front Sitting Room 3.43m x 4.46m extending to 5.1m into bay

having Upvc double glazed walk-in bay window to front elevation, two central heating radiators, feature Sandstone effect fireplace with granite backplate and hearth together with inset Living Flame gas fire, coving to ceiling and double doors opening into:

Dining Room 2.75m x 3.44m (9'0" x 11'4")

having coving to ceiling, one central heating radiator and Upvc double glazed French doors with double glaze lights to either side opening out to the rear garden.

Breakfast Kitchen 4.42m x 2.36m extending to 3.42m

having twin Upvc double glazed windows to rear elevation, extensive range of light oak base and wall mounted units with complementary rolled edged working surfaces, stainless steel sink and draining unit, low intensity spotlights to ceiling, four ring electric hob with extractor hood over, built-in double oven, Zanussi built-in microwave, integrated dishwasher, fridge and freezer, under unit lighting and ceramic tiling to floor.

Utility Room 2.14m x 1.66m (7'0" x 5'5")

having fitted light oak base unit with rolled edge working surface over, stainless steel sink and draining unit, ceramic tiling to floor, one central heating radiator, plumbing for washing machine, Upvc half double glazed door to side, fitted extractor vent and central heating time control.

On The First Floor

Landing

having access to loft, fitted smoke alarm and airing cupboard incorporating lagged hot water cylinder.

Master Bedroom 3.53m x 3.58m extending to 3.97m

having one central heating radiator, built-in double wardrobe and Upvc double glazed window providing fabulous views towards Brizlincote Hall.

En-Suite Shower Room

having low level wc, pedestal wash basin, shower enclosure with thermostatically controlled shower, full tiling complement to shower area, low intensity spotlights to ceiling, heated ladder towel radiator, fitted shaver point, obscure Upvc double glazed window to side elevation and fitted extractor vent.

Bedroom Two 2.98m x 3.44m extending to 3.78m

having twin Upvc double glazed windows to front elevation, one central heating radiator and built-in double wardrobe.





Bedroom Three 3.46m x 2.48m (11'5" x 8'1")

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

Bedroom Four 2.31m x 3.69m (7'7" x 12'1")

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

Family Bathroom

having white suite comprising panelled bath with thermostatically controlled shower over together with glass and chrome screen, low level wc, wall mounted wash basin, full tiling complement around bath area and half tiling to one further wall, obscure Upvc double glazed window to rear elevation, low intensity spotlights to ceiling, fitted extractor vent, heated ladder towel radiator and fitted shaver point.

Outside

The property is located in a cul de sac position with a sweeping block paved driveway to the front leading to an attached double garage with twin remote controlled roller shutter doors, electric light and power. The property occupies a pleasant corner plot and is well screened by timber fencing and features an extensive lawned area with herbaceous and shrubbed borders.



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

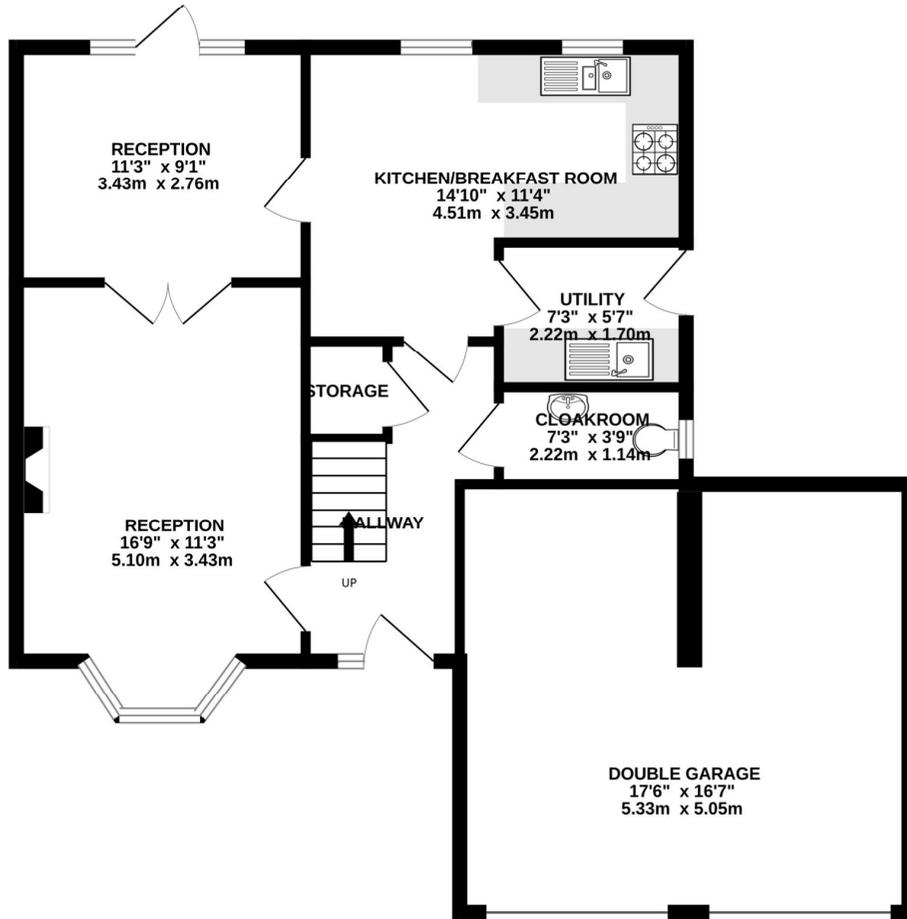
Freehold - with vacant possession upon completion. Newton Fallowell recommend that purchasers satisfy themselves as to the tenure of the property and we would recommend that they consult a legal representative such as a Solicitor appointed in their purchase.

Note

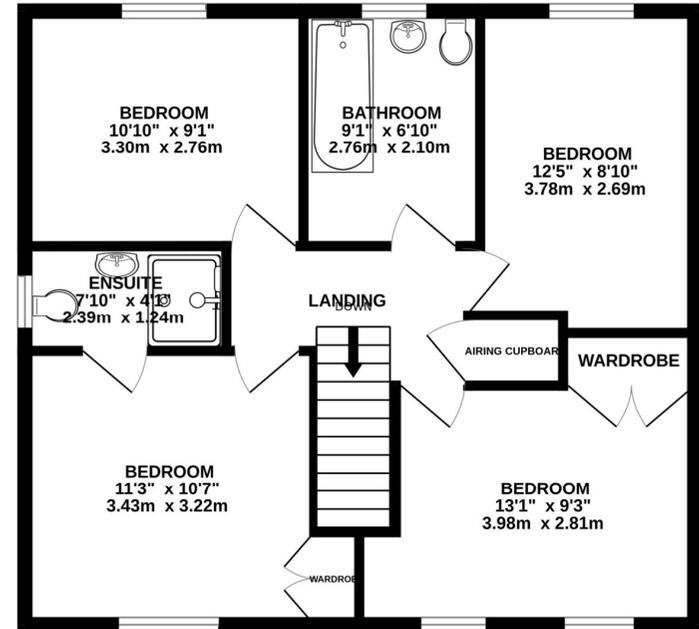
The services, systems and appliances listed in this specification have not been tested by Newton Fallowell and no guarantee as to their operating ability or their efficiency can be given. Anti-Money Laundering Regulations – Intending purchasers will be required to provide identification documents via our compliance provider, Coadjute, at a cost of £45 plus VAT per transaction. This will need to be actioned at the offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.



GROUND FLOOR
846 sq.ft. (78.6 sq.m.) approx.



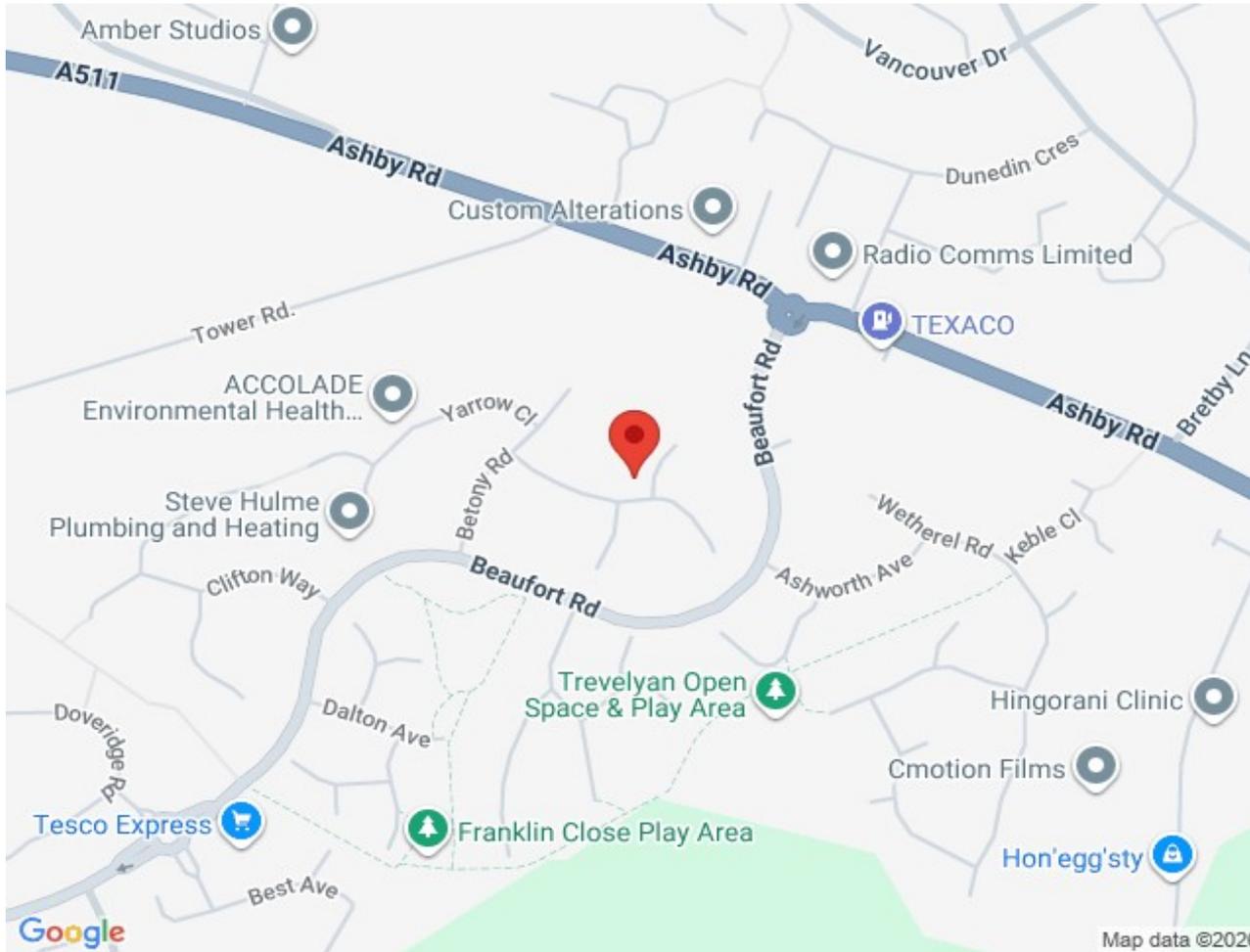
1ST FLOOR
617 sq.ft. (57.3 sq.m.) approx.



TOTAL FLOOR AREA : 1463 sq.ft. (135.9 sq.m.) approx.

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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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C	69	76
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	
<small>WWW.EPC4U.COM</small>			