35 Derwent Road
Burton-On-Trent, DE15 9FR
Reduced to £439,950

lizmilsom properties

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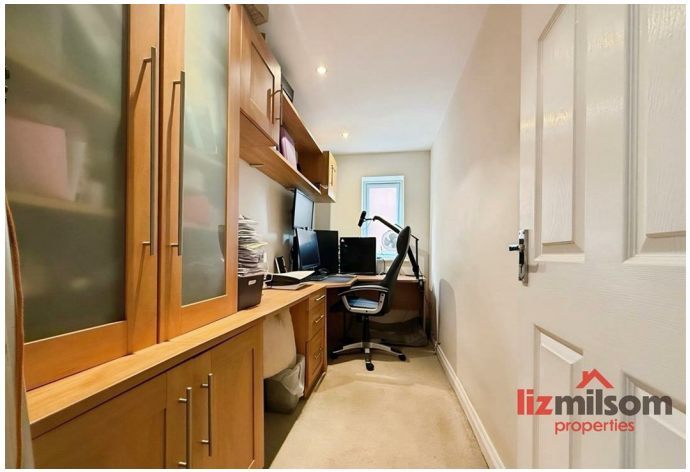
** LIZ MILSOM PROPERTIES ** are delighted to offer this spacious 5-BEDROOM DETACHED FAMILY HOME, situated in the sought-after Brizlincote Valley with stunning views. The property offers versatile living accommodation including two Reception Rooms, an impressive Kitchen/Diner/Family Room, two Utility Rooms, Master and Bedroom two both with Ensuites, three further Double Bedrooms and a further modern Shower Room. Outside, there is ample OFF ROAD PARKING, Garage and a large tiered rear garden. Early viewing is highly recommended to appreciate the size and location on offer EPC Rating "C"/Council Tax Band "D" HURRY TO VIEW....

- 5-Bed DETACHED HOME
- Stunning Valley Views
- Two Reception Rooms
- Two Ensuite Bedrooms
- Family Bathroom & Separate Shower Room
- Brizlincote Valley Location
- Open-Plan Kitchen/Diner/Family Room
- Study/Ground Floor Cloaks
- Three Further Double Bedrooms
- OFF ROAD PARKING & Garage



Location
Stapenhill is situated east of the Trent and was once a small village which has long since been surrounded by new housing developments. Local features include Stapenhill Gardens, several public houses a church and a cemetery. The main Secondary Schools in the area are Paulet High School, and Blessed Robert Sutton Catholic Sports College, which has just received an Outstanding school (as graded by Ofsted 2023) with Stapenhill Post 16 Centre. Infant/Junior schools in the area include; Violet Lane Infants, Edge Hill Junior, Waterside Junior and Short Street Infants-soon to be "Riverside Primary". The centre of Burton upon Trent is within convenient driving distance providing a broad range of shopping and leisure facilities. For the commuter Stapenhill is a popular location with quick access to the A50, A38, A5 and M6 Toll road which in turn provide ease of journey too many midland commercial centres and beyond.

Ground Floor - Overview
The property is entered via a welcoming Reception Hallway, creating an excellent first impression and providing access to the Ground Floor Cloaks/WC, staircase to the first floor and a versatile second Reception Room. The Cloaks/WC is fitted with a modern two-piece suite, whilst the Reception Room enjoys a pleasant front aspect and features an attractive fireplace, making it ideal as a formal dining room, snug or additional sitting room.

A particular highlight of this impressive home is the substantial and extended open-plan Kitchen/Diner/Family Room, designed with modern family living and entertaining in mind. This superb multi-functional space offers an abundance of room for both dining and relaxation, with direct access to the rear garden and tiled flooring flowing throughout. The well-appointed Kitchen is fitted with an extensive range of wall and floor-mounted units, complemented by a central island, integrated appliances and inset sink, creating a practical yet stylish hub of the home.

Leading from the family area is a dedicated Study, perfect for those working from home, complete with fitted furniture and a side-facing window providing natural light. The spacious Lounge enjoys an elevated position with a patio doors framing stunning far-reaching views, particularly impressive during the evening hours. This comfortable living space benefits from carpeted flooring and provides the perfect setting for relaxation.

Further enhancing the practicality of the property are two Utility Rooms. Utility Room One offers additional storage and appliance space for a dishwasher. Utility two has storage, plumbing for a washing machine and a vent for a tumble dryer alongside the washing machine and access through to the GARAGE.

First Floor - Overview
A staircase rises to the spacious First Floor Landing, and much like the ground floor, this level has been thoughtfully and sympathetically extended to create exceptional family accommodation. The Principal Bedroom is positioned to the rear of the property and enjoys breathtaking views across the Brizlincote Valley via a Juliet balcony. This impressive suite benefits from fitted wardrobes and direct access to both the luxurious re-fitted four-piece Family Bathroom and a separate Ensuite Shower Room.

Bedroom Two is another generous double bedroom situated to the front elevation, complete with fitted wardrobes and the added luxury of a private three-piece Ensuite Shower Room. Bedrooms Three and Four are both well-proportioned double rooms overlooking the rear garden and enjoying the attractive valley outlook, whilst Bedroom Five is also a double bedroom positioned to the front elevation and enhanced by a bay window.

Completing the first-floor accommodation is a contemporary Shower Room, fitted to a high standard and serving the remaining bedrooms. Overall, the first floor provides an abundance of versatile and well-balanced living space, perfectly suited to the needs of a growing family.

Reception Hallway

Ground Floor Cloaks/WC
6'7" x 1'7" (2.03m x 0.49m)

Reception Room One
19'6" x 12'9" (5.95m x 3.90m)

Reception Room Two
14'4" x 11'3" (4.39m x 3.44m)

Study
12'2" x 4'10" (3.73m x 1.48m)

Spacious Kitchen/Diner/Family Room
25'10" x 16'11" (7.89m x 5.16m)

Stairs to First Floor & Landing

Bedroom One
16'0" x 12'10" (4.88m x 3.93m)

Ensuite Shower Room
8'9" x 5'2" (2.67m x 1.59m)

Family Bathroom
10'6" x 5'11" (3.21m x 1.82m)

Bedroom Two
12'10" x 11'7" (3.93m x 3.54m)

Ensuite Shower Room
6'11" x 6'8" (2.13m x 2.05m)

Bedroom Three
14'5" x 10'5" (4.40m x 3.19m)

Bedroom Four
9'5" x 8'5" (2.88m x 2.58m)

Bedroom Five
14'11" x 14'5" (4.55m x 4.40m)

Modern Shower Room

Outside - Overview
Front Elevation:
The property is set well back from the road behind a generous block paved driveway, providing ample off-road parking for multiple vehicles. Established borders enhance the attractive frontage, whilst gated side access leads through to the rear garden. The overall approach creates an impressive first impression, perfectly complementing this substantial family home.

Rear Garden:
Occupying a substantial plot, the rear garden has been thoughtfully landscaped across several tiers and enjoys stunning views over the picturesque Brizlincote Valley. A generous decked seating area provides the perfect space for outdoor dining and entertaining during the warmer months, whilst steps lead down to further garden levels, creating a variety of spaces for relaxation and recreation. Well-stocked with established borders, mature shrubs and planting, the garden offers an attractive backdrop and is ideally suited to growing families seeking both space and privacy. A true feature of the property, combining excellent outdoor living with breathtaking surroundings.

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Measurements
Please note that room sizes are quoted in metres to the nearest tenth of a metre measured from wall to wall. The imperial equivalent is included as an approximate guide for applicants not fully conversant with the metric system. Room measurements are included as a guide to room sizes and are not intended to be used when ordering carpets or flooring.

Services
Water, mains gas and electricity are connected. The services, systems and appliances listed in this specification have not been tested by Liz Milsom Properties Ltd and no guarantee as to their operating ability or their efficiency can be given.

Tenure
Freehold - with vacant possession on completion. Liz Milsom Properties Limited recommend that purchasers satisfy themselves as to the tenure of this property and we recommend they consult a legal representative such as a solicitor appointed in their purchase.

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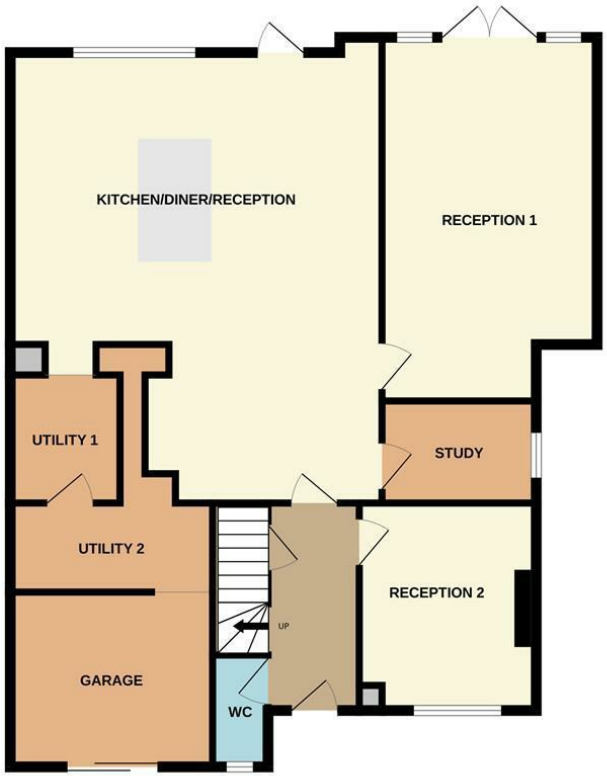
Directions

For SatNav purposes follow DE15 9FR

GROUND FLOOR



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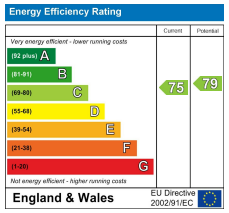

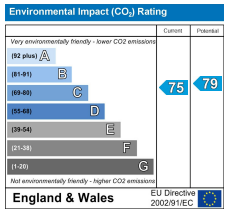

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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COUNCIL TAX

Band: D
The vendor informs us that the property is Freehold, however we have not inspected the title deeds. We would advise you consult your own solicitor to verify the tenure.

THE TEAM
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