

3 Bed House - Semi-Detached

Price £230,000

 Best Avenue, Burton-On-Trent, DE15 9GU



www.phillipsandco.co.uk | 01332 40 25 25

**Phillips
& Co.**
EST. 2012
MY PAD GROUP

3 Bed House - Semi-Detached

£230,000

 Best Avenue, Burton-On-Trent, DE15 9GU

Step into contemporary living with this stunning three-bedroom semi-detached home, designed to the highest specification and perfectly positioned in the highly desirable Brizlincote Valley. Boasting far-reaching farmland views to the rear, this property offers a peaceful, rural outlook while remaining close to local amenities, schools, and transport links.

Inside, the home combines modern style with practical family living, featuring spacious and light-filled rooms, a sleek kitchen, and beautifully appointed bathrooms. Outside, the private rear garden provides the perfect backdrop for relaxation or entertaining, taking full advantage of the tranquil surroundings.

Whether you're seeking a family home, a move-up property, or simply a stylish retreat, Best Avenue offers the ideal balance of modern comfort and picturesque countryside charm.

The property is sold freehold. Council tax band B. Energy rating D.

Reception Hall

Having UPVC opaque double glazed entrance door, radiator, feature Karndean oak effect LVT floor, split wood panning and staircase to first floor.

Living Room 12'9" x 10'6" (3.89 x 3.22)



Having a feature electric log effect multi fuel burner, contemporary style radiator, television and media connection points, Karndean oak effect floor, ceiling LED down lighters and UPVC double glazed box bay window to front aspect.

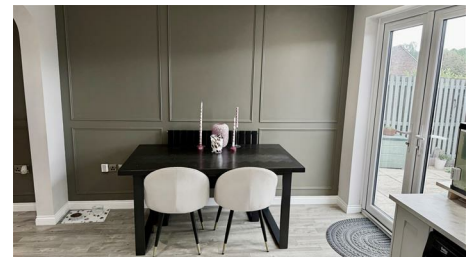


Dining Kitchen 16'2" x 10'0" (4.95 x 3.05)

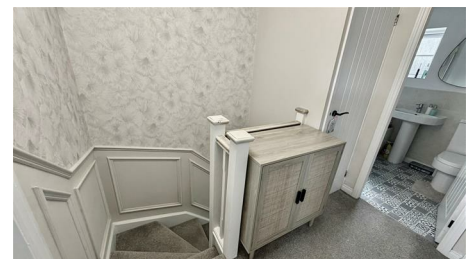


Having a range of contemporary style handleless soft close fitted wall, base and drawer units with feature quartz effect working surfaces, inset granite composite sink top with vegetable preparation bowl, side drainer and hot and cold mixer tap, space and plumbing for automatic washing machine, inset four ring black glass induction hob with electric fan assisted oven and grill, canopy extractor hood with down lighter. integrated larder fridge, freezer and slim line dishwasher, ceiling LED down

lighters, two contemporary style radiators, UPVC double glazed window to rear aspect and matching UPVC double glazed French doors giving views and access over the sizeable landscaped rear garden.



First Floor Landing



With access roof space and bulk head airing cupboard (housing the wall mounted combination gas boiler).

www.phillipsandco.co.uk | 01332 40 25 25

**Phillips
& Co**
EST. 2012
MY PAD GROUP

3 Bed House - Semi-Detached

£230,000

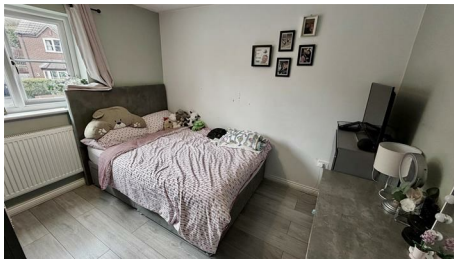
📍 Best Avenue, Burton-On-Trent, DE15 9GU

Bedroom One 10'4" x 9'1" (3.16 x 2.77)



Having radiator and UPVC double glazed window offering delightful views over open farmland.

Bedroom Two 10'4" x 9'0" (3.17 x 2.76)



Having a laminated wood effect floor, radiator and UPVC double glazed window to front aspect.

Bedroom Three 6'9" x 6'9" (2.08 x 2.07)



Having a radiator and UPVC double glazed window (offering delightful views over open farmland).

Bathroom



Having modern contemporary white three piece suite with Triton electric shower over bath, curved glass shower screen, complimentary ceramic part tiled walls with powder-coated heated towel rail, ceiling extractor fan and UPVC opaque double glazed window to front aspect.

Outside



The property occupies a sizeable south easterly facing plot at this sought after residential address. To the front is an open plan lawned fore garden with an adjacent tarmac driveway giving car standing space for approximately two/three cars. The rear garden is enclosed by fencing, laid to a shaped lawn with twin patio areas, large wooden garage/workshop, measuring internally 6m x 2.87m, supplied with power and light.

3 Bed House - Semi-Detached

£230,000



Best Avenue, Burton-On-Trent, DE15 9GU

www.phillipsandco.co.uk | 01332 40 25 25

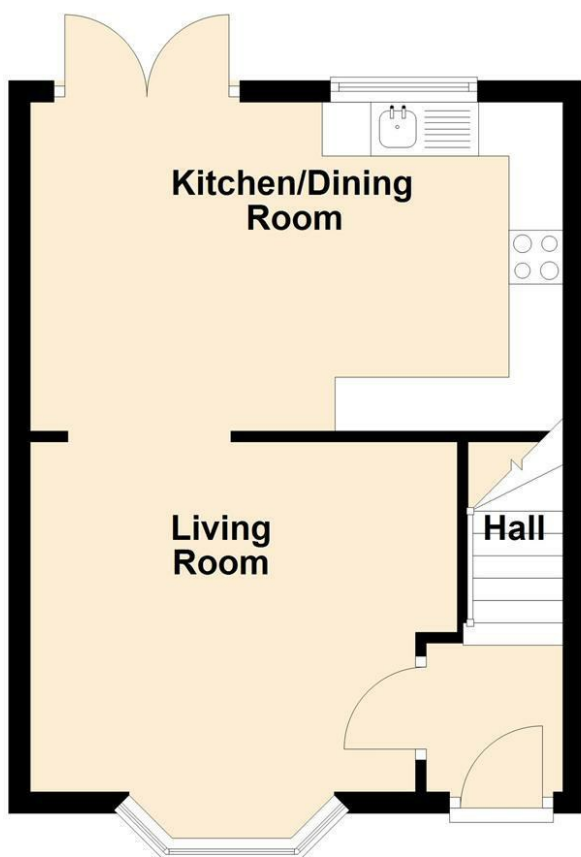
**Phillips
& Co.** EST. 2012
MY PAD GROUP

3 Bed House - Semi-Detached

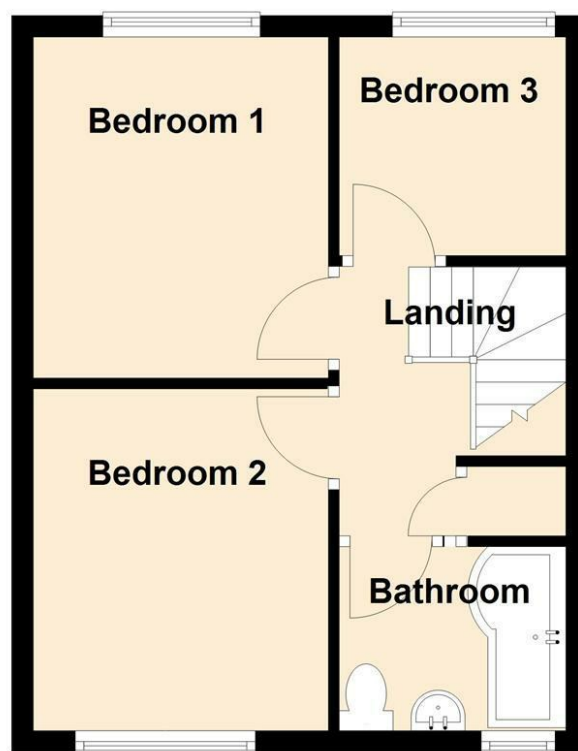
£230,000

Best Avenue, Burton-On-Trent, DE15 9GU

Ground Floor



First Floor



You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this website.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			84
(81-91) B			
(69-80) C		68	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	