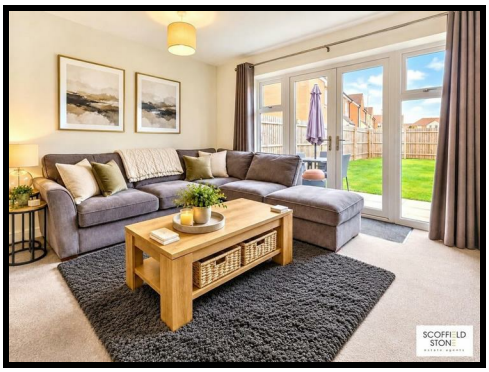
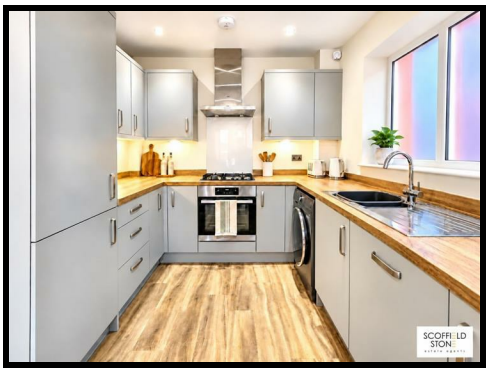
SCOFFIELD STONE
estate agents









19 Brockmoor Close, Burton-On-Trent, DE14 1QQ

£225,000

Discover this nearly new, beautifully presented three-bedroom semi-detached home in Burton upon Trent. Enjoy modern living with a well-equipped kitchen/diner, comfortable lounge, principal bedroom with en suite and enclosed rear garden. Complete with driveway parking for two cars and a pleasant cul-de-sac position close to local amenities.

Sales: 01283 777100
Lettings: 01332 511000
www.scoffieldstone.co.uk

19 Brockmoor Close, Burton-On-Trent, DE14 1QQ

Summary Description

A nearly new, beautifully presented three-bedroom semi-detached home, occupying a pleasant cul-de-sac position within Burton upon Trent. Offering approximately 73 square metres (782 square feet) of well-planned accommodation, this attractive freehold property combines contemporary styling with practical everyday living. Maintained in excellent condition throughout, the home is ideally suited to first-time buyers, young families and those seeking a modern, low-maintenance property conveniently positioned for the town centre.

The ground floor welcomes you with an entrance hall leading to a bright, well-equipped kitchen/diner featuring integrated appliances, generous worktop space and an impressive full-height window. To the rear, a comfortable lounge enjoys French doors opening directly onto the enclosed garden, creating an inviting space for relaxation and entertaining. A convenient guest cloakroom completes the ground floor. Upstairs, three good-sized bedrooms provide flexible accommodation, with the principal bedroom benefiting from a private en suite shower room. A contemporary family bathroom serves the remaining bedrooms. Outside, the landscaped rear garden offers lawn and patio areas, while a block-paved driveway provides off-road parking for two vehicles.

Situated in Brockmoor Close, the property enjoys convenient access to Burton upon Trent's shops, supermarkets, cafés, restaurants and leisure facilities. Families benefit from nearby educational options, including Victoria Community School, Holy Trinity Primary School and Abbot Beyne School. Burton-on-Trent railway station provides connections towards Derby, Birmingham and beyond, while local bus services and access to the A38 and A50 make commuting across Staffordshire, Derbyshire and the wider Midlands straightforward. Combining a convenient town location with a quiet residential setting, this appealing home offers an excellent opportunity for a wide range of buyers.

Entrance Hall

A welcoming entrance hall featuring attractive wood-effect laminate flooring, a practical carpeted matwell and a radiator. A partially obscured composite entrance door provides access into the property.

Kitchen/Diner

7'11 x 15'11 (2.41m x 4.85m)



A well-appointed kitchen and dining space, combining everyday practicality with a contemporary finish. The room benefits from wood-effect laminate flooring, recessed ceiling lighting and an impressive full-height, front-facing UPVC double-glazed window with fitted Venetian blinds, allowing plenty of natural light to fill the space.

The kitchen is fitted with a range of wall and base units, complemented by wood-effect roll-edge worktops and a stainless steel sink incorporating a drainer, vegetable preparation bowl and chrome mixer tap. Integrated appliances include an electric oven, gas hob with chimney-style extractor hood, fridge freezer and dishwasher. Additional under-counter space and plumbing accommodate a washing machine, while a radiator completes the room.

Lounge

14'6 x 10'6 (4.42m x 3.20m)



A comfortable and inviting living space, ideal for relaxing or

entertaining, with UPVC double-glazed French doors and adjoining side windows providing an attractive outlook over the rear garden and allowing natural light to flow into the room. The French doors offer direct access to the outdoor space, creating a pleasant connection between the home and garden.

The room is finished with carpeting and benefits from a radiator, television and telephone connection points, together with a useful understairs storage cupboard.

Guest Cloakroom/WC

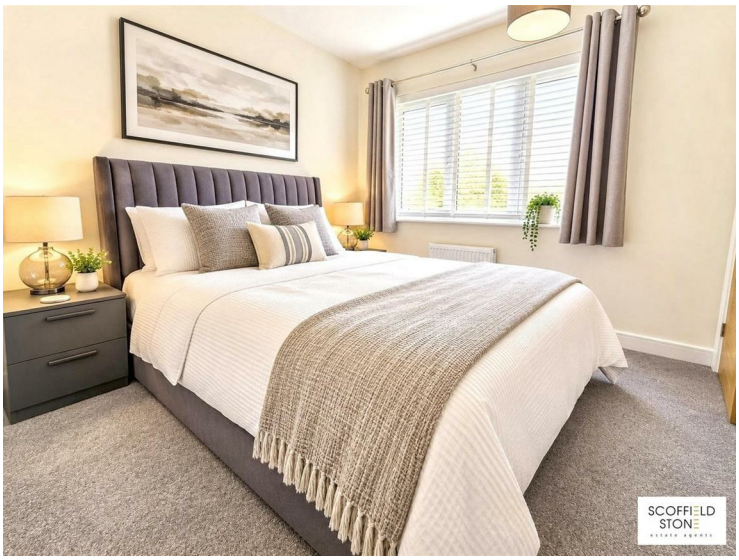
A conveniently positioned ground-floor cloakroom, finished with wood-effect laminate flooring and recessed ceiling lighting. The contemporary suite comprises a low-level flush WC and a wash hand basin set within a vanity unit, complete with a chrome monobloc mixer tap and tiled splashback. An obscure-glazed UPVC double-glazed window provides natural light and privacy, while a radiator completes the space.

Stairs and Landing

A carpeted staircase with traditional wooden spindles rises to the first-floor landing, providing access to the bedrooms and family bathroom. The landing is also equipped with access to the roof space.

Bedroom One

11'0 x 9'3 (3.35m x 2.82m)



A comfortable principal bedroom enjoying a front-facing UPVC double-glazed window with fitted Venetian blinds, providing natural light and privacy. The room is carpeted and benefits from a radiator and television connection point, with the added convenience of its own private en suite shower room.

En Suite Shower Room

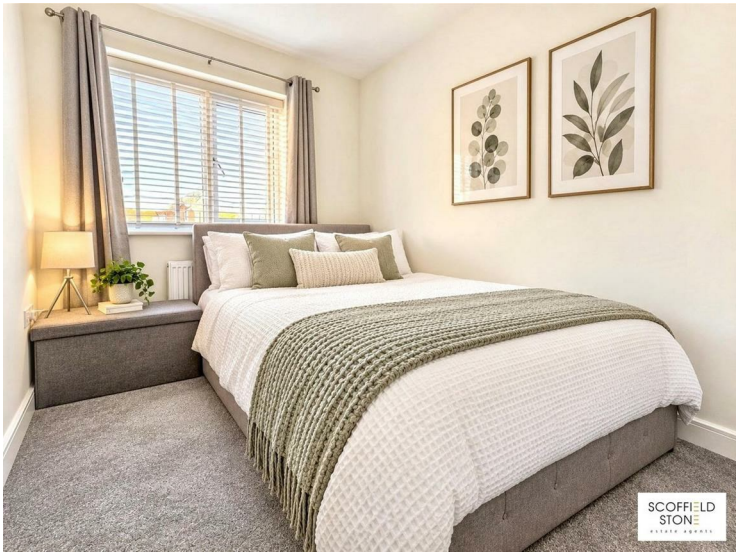
5'2 x 5'1 (1.57m x 1.55m)

Serving the principal bedroom, this well-equipped en suite features a shower enclosure with a plumbed shower, a low-level flush WC and a wall-mounted wash hand basin with vanity storage and chrome monobloc mixer tap.

The room is complemented by ceramic tile-effect flooring, tiled splashbacks, recessed ceiling lighting and a chrome heated towel rail. A front-facing obscure-glazed UPVC double-glazed window provides natural light while maintaining privacy.

Bedroom Two

7'3 x 10'4 (2.21m x 3.15m)



A well-proportioned second bedroom overlooking the rear of the property through a UPVC double-glazed window with fitted Venetian blinds. Finished with carpeting and a radiator, this versatile room offers comfortable accommodation for family members or guests.

Bedroom Three

6'11 x 10'5 (2.11m x 3.18m)



A versatile third bedroom, equally suited to use as a child's bedroom, nursery, guest room or dedicated home office. The room enjoys a rear-facing UPVC double-glazed window with fitted Venetian blinds and is finished with carpeting and a radiator.

19 Brockmoor Close, Burton-On-Trent, DE14 1QQ

Family Bathroom
6'0 x 9'3 (1.83m x 2.82m)



A neatly presented family bathroom fitted with a white suite comprising a bathtub with chrome mixer tap and plumbed shower over, a low-level flush WC and a wall-mounted wash hand basin with chrome monobloc mixer tap.

Wood-effect laminate flooring, tiled splashbacks, recessed ceiling lighting and a chrome heated towel rail provide practical finishing touches. A side-facing obscure-glazed UPVC double-glazed window allows natural light into the room while preserving privacy.

Outside

Frontage and Driveway
The property occupies a position within maintained grounds and benefits from a block-paved double driveway to the front, providing convenient off-road parking for two vehicles.

Rear Garden



An attractive, enclosed rear garden provides a pleasant outdoor space for relaxing, entertaining and family enjoyment.

Thoughtfully landscaped with a combination of lawn and patio areas, the garden offers space for outdoor dining, children's activities or simply enjoying the warmer months.

Practical additions include gated side access connecting to the frontage, an external cold-water tap and an outdoor electrical power point.

Material Information
Verified Material Information

Costs and tenure
Tenure: Freehold
Council tax band: C
EPC rating: B

The building
Semi-detached house, standard brick and block construction
3 bedrooms, 2 bathrooms, 1 reception
Accessibility adaptations: None
Loft: insulated and boarded, accessed by Through a hatch on the landing space at the top of the stairs
Outside areas: Rear garden

Services
Mains electricity
Mains water
Mains foul drainage
Mains surface water drainage
Mains gas central heating
Heating features: Double glazing
Broadband: FTTP (Fibre to the Premises)
Mobile coverage: O2 great, Vodafone great, Three good, EE good
Parking: Allocated, Private, and Off Street
Not in a controlled parking zone
No disabled parking available

Risks and restrictions
Not a listed building
Not in a conservation area
No tree preservation order
Non-coal mining area: yes
Onward chain: no

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The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.

Follow the link for the full report:
https://moverly.com/sale/HUix6euCFWwscMjuqxinmZ/view

Buying to Let?
Guide achievable rent price: £1000pcm

The above as an indication of the likely rent price you could achieve in current market conditions for a property of this type,

presented in good condition. Scoffield Stone offers a full lettings and property management service, so please ask if you would like more information about the potential this property has as a 'Buy to Let' investment.

Location / what3words

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Disclaimer

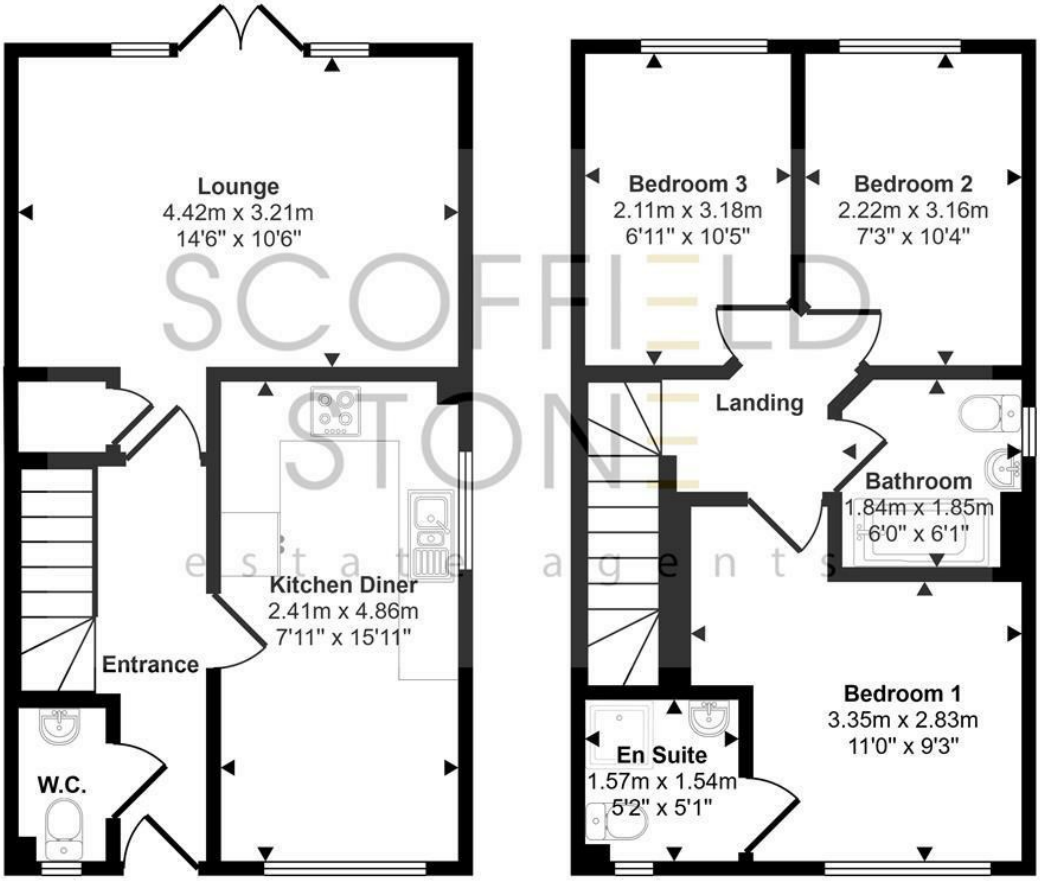
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Floor plans are not drawn to scale and room dimensions are subject to a +/- 50mm (2") tolerance and are based on the maximum dimensions in each room. Intending purchasers should not rely on them as statements of representation of fact but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property or offer any legal advice regarding any aspect of the property and any buyer should consult their own legal representative on any such matters.

Some room photographs have been digitally staged using AI for illustrative purposes. Furnishings and accessories shown may not be included in the sale.

ID Checks for buyers

To keep the buying process safe and secure, we carry out ID checks on all buyers. This is a legal requirement that helps protect everyone involved in the sale and ensures a smooth transaction. There is a small non-refundable charge of £25 per person to cover the cost of these checks.

Approx Gross Internal Area
73 sq m / 782 sq ft



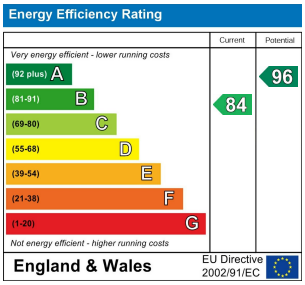
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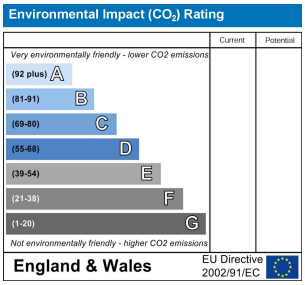
Ground Floor
Approx 36 sq m / 392 sq ft

First Floor
Approx 36 sq m / 390 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.







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