



Ashbrook, Stapenhill, Burton-on-Trent



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£315,000

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## Key Features

- Impressive Detached Home
- Three Bedrooms
- Occupying Substantial Corner Plot Position
- Highly Regarded Residential Location
- Well Presented Throughout
- Close To A Good Array Of Amenities & Facilities
- EPC rating D
- Freehold





Newton Fallowell are delighted to be able to offer for sale this beautifully presented large three bedroomeed detached home located upon a generous corner plot on the fringe of Brizlincote Valley. In brief the accommodation comprises: - entrance hall, large through lounge, open plan re-fitted dining kitchen, guest cloak room, rear garden room/conservatory and on the first floor a landing leads to three bedrooms, two of which have built-in wardrobes, and a re-fitted shower room. Outside a sweeping block paved driveway provides good parking and leads to a detached garage. To the rear garden is of a particularly good size and offers a good degree of privacy and features a ceramic laid patio and a mainly lawned garden.

#### Accommodation In Detail

##### Open Canopied Entrance

having composite Upvc entrance door with obscure leaded glazed top lights and further obscure glazed lights to either side leading to:

##### Entrance Hall

having fitted smoke alarm, one double central heating radiator, Herringbone patterned LVT flooring, fitted Nest thermostat control and staircase rising to first floor.

##### Reception Room 5.18m x 3.19m (17'0" x 10'6")

having Upvc double glazed bay window to front elevation, Upvc double glazed French doors opening out to the rear garden, two central heating radiators and coving to ceiling.

##### Open Plan Dining Kitchen 2.85m x 5.16m (9'5" x 16'11")

having an extensive array of base and eye level units with complementary rolled edged working surfaces, concealed under unit lighting, integrated appliances including four ring gas hob, oven and extractor, plumbing for washing machine and dishwasher, low intensity spotlights to ceiling, Upvc double



glazed window to front elevation, coving to ceiling, fitted smoke alarm and large useful understairs storage cupboard.

##### Guest Cloak Room

having low level twin flush push button wc, vanity wash basin and low intensity spotlights to ceiling.

##### Garden Room

having clear glass double glazed roof, Upvc double glazed units with various top openers, French doors opening out to the side patio and fitted wall light points.

##### On The First Floor

##### Galleried Landing

having large Upvc double glazed picture window to rear elevation, one central heating radiator, fitted smoke alarm, full height storage cupboard housing fitted Vaillant condensing combi gas fired central heating boiler and access to loft space via retractable ladder.

##### Master Bedroom 3.3m x 3m (10'10" x 9'10")

having Upvc double glazed window to front elevation, one central heating radiator, fitted wall light points and large overstairs walk-in wardrobe with extensive shelving and hanging.

##### Bedroom Two 2.93m x 2.46m (9'7" x 8'1")

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

##### Bedroom Three 2.18m x 2.26m (7'2" x 7'5")

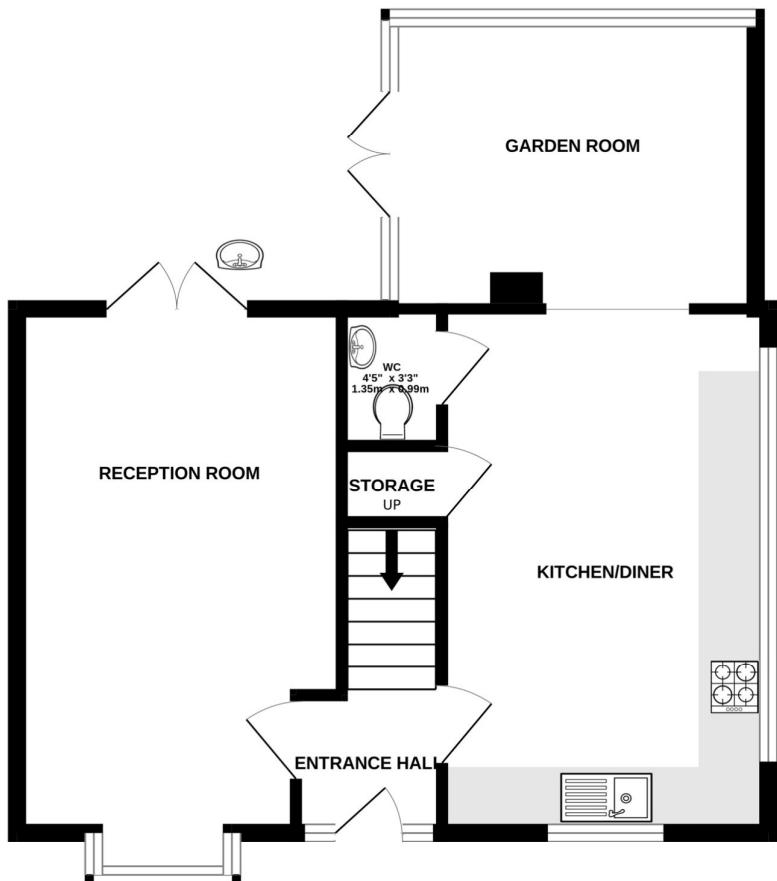
having Upvc double glazed window to rear elevation and one central heating radiator.

##### Bathroom

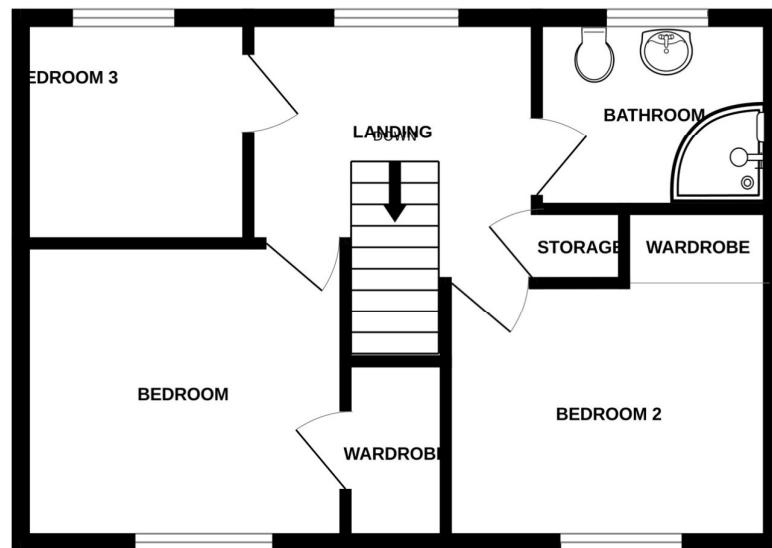
having re-fitted white suite comprising quadrant over-sized shower with thermostatically controlled shower, wall mounted wash basin, low level wc, full aqua panelling to two walls, half tiling complement to further walls, heated vertical radiator, extractor vent and obscure Upvc double glazed window to rear elevation.



GROUND FLOOR

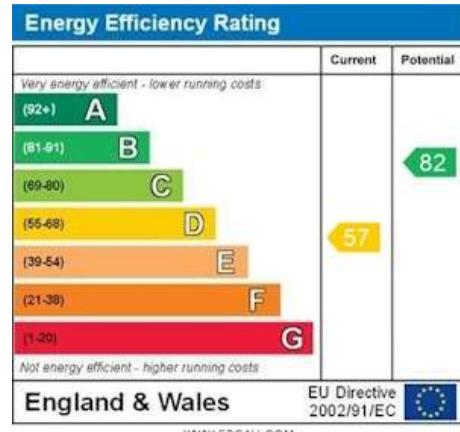
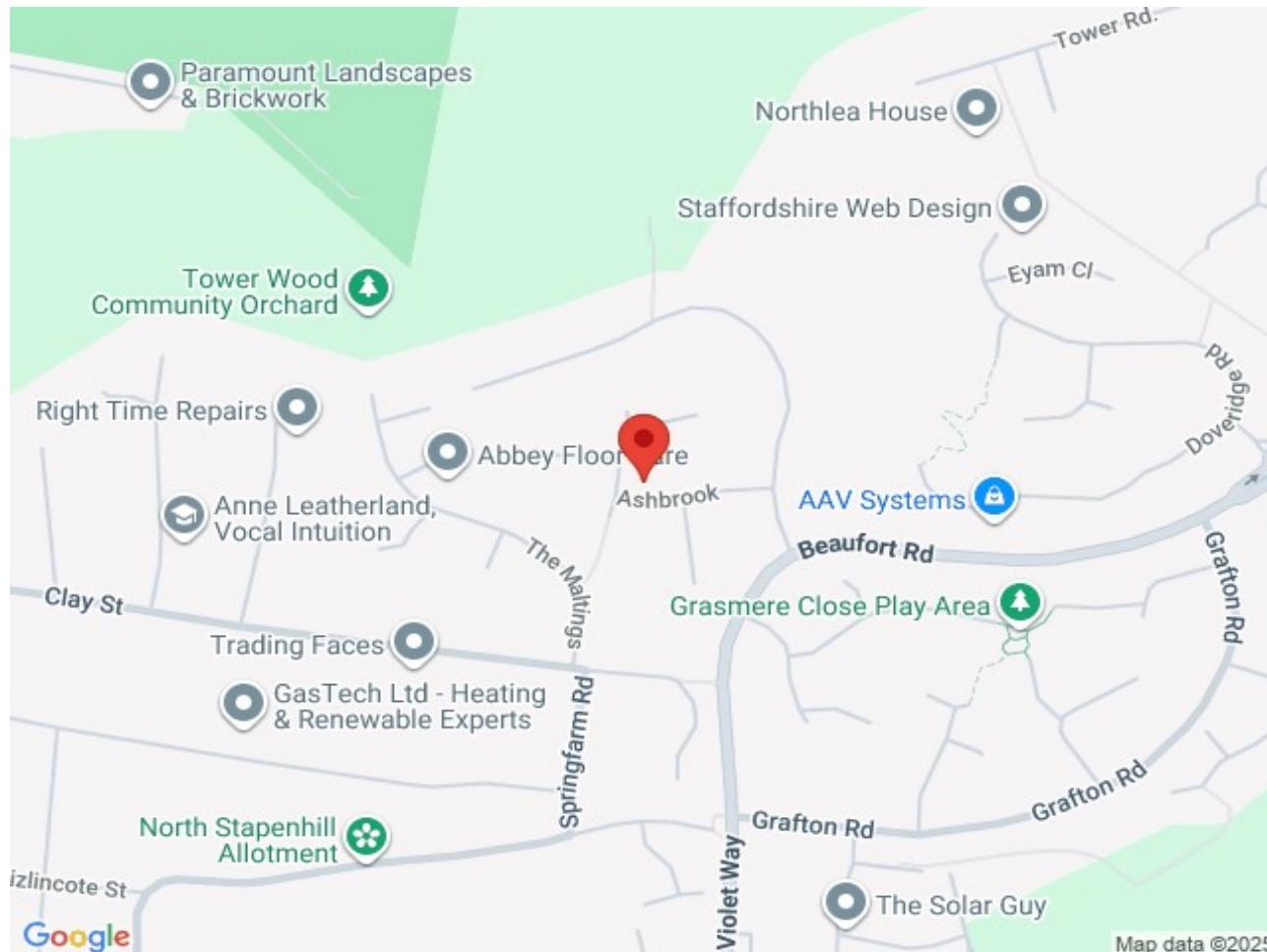


1ST FLOOR



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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## 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

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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.

