Doveridge Road, Burton-On-Trent, DE15 9GB

Asking Price £390,000

Open House
estate agents

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Welcome to this well-presented four bedroom detached family home, set on the desirable Brizlincote Valley. The property is especially spacious for a four bed, in good condition throughout, and notable features include the stunning countryside views, and the property's positioning on a cul-de-sac with no thoroughfare.

The Brizlincote Valley is a sought-after area, right near to Burton on Trent town centre, but separated as a community in itself. On the development there is a Tesco convenience store, a desirable primary school, and direct access to a secondary school, as well as great transport links for commuters via the A511, A38, A50 and M1 and M42.

Welcoming Entrance Hall
Upon entering, the spacious reception hall offers access to the integral garage, a staircase leading to the first floor, and a separate staircase descending to the lower ground floor.

Homely Lounge - 15'1" x 11'8" (4.60m x 3.56m)
A generously sized, bright and airy lounge enjoys stunning views over open countryside, featuring a stylish focal point fireplace. This well-proportioned space is perfect for relaxation and entertaining.

Snug / Study - 9'6" x 8'8" (2.90m x 2.60m)
Positioned at the front of the property, this versatile room is currently used as a cosy snug but could also serve as a home office, study, or playroom.

Guest Cloakroom 1

Fitted with a WC and wash hand basin, this convenient cloakroom is located off the main hallway with a front-facing window.

Dining Room - 11'3" x 12'1" (3.43m x 3.69m)
Situated on the lower ground floor, the well-sized dining room is ideal for hosting, featuring doors that open onto the rear garden, allowing for a seamless indoor-outdoor flow.

Modern Kitchen/Diner - 11'3" x 11'7" (3.43m x 3.37m)
The well-appointed kitchen is fitted with a range of base and wall units complemented by stylish worktops. A rear-facing window allows natural light to flood the space, whilst also allowing views to the rear garden. Integrated appliances include an oven, hob, and extractor fan. There is ample space for additional appliances and a breakfast table, making it a practical and sociable area.

Convenient Utility Room
Located off the kitchen, the utility room provides additional storage and appliance space, along with direct access to the rear garden.

Guest Cloakroom 2
A second guest cloakroom with a WC and wash hand basin is also accessible the kitchen diner, allowing facilities on each floor.

Master Bedroom - 12'1" x 12'1" (3.78m x 3.69m)
The generous master bedroom benefits wall length fitted wardrobes, classy décor as well as access to an upgraded en-suite, offering a modern shower cubicle, WC, wash basin set upon a storage unit, contemporary tiling, and a heated towel rail.

Bedroom Two - 9'10" x 8'2" (3.01m x 2.48m)
A well-proportioned second bedroom with ample space for bedroom furniture.

Bedroom Three - 9'1" x 7'1" (2.77m x 2.44m)
A comfortable third bedroom, suitable as a child's bedroom or home office.

Bedroom Four - 8'5" x 12'1" (2.58m x 3.69m)
A spacious fourth bedroom, ideal for guests or a growing family.

Luxurious Family Bathroom
Recently refitted, the family bathroom boasts a P-shaped bath with shower and glass screen, WC, wash basin with vanity storage, contemporary tiling, and a chrome towel radiator.

Double Garage - 19'5" x 16'8" (5.93m x 5.09m)
The integral double garage offers ample space for vehicles and storage / workshop space, accessed via two up-and-over doors also with internal access via the hallway.

Outdoor Space
The low-maintenance rear garden features a spacious paved terrace, perfect for outdoor dining. A step leads down to a decked seating area and an artificial lawn, creating a practical and stylish outdoor retreat. Gated side access leads to the front of the property, where a large block-paved driveway provides ample off-road parking and access to the double garage.

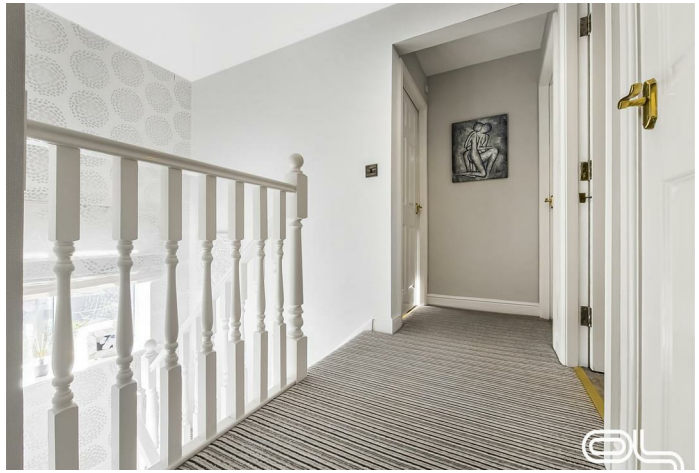
Additional Information:
Tenure: Freehold
EPC Rating: C
Council Tax Band: E
Local Authority Area: East Staffordshire

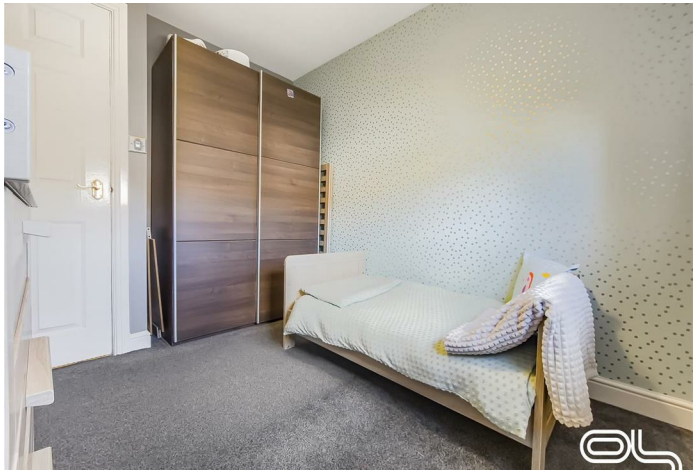
Services: Mains water, drainage, electricity and gas are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

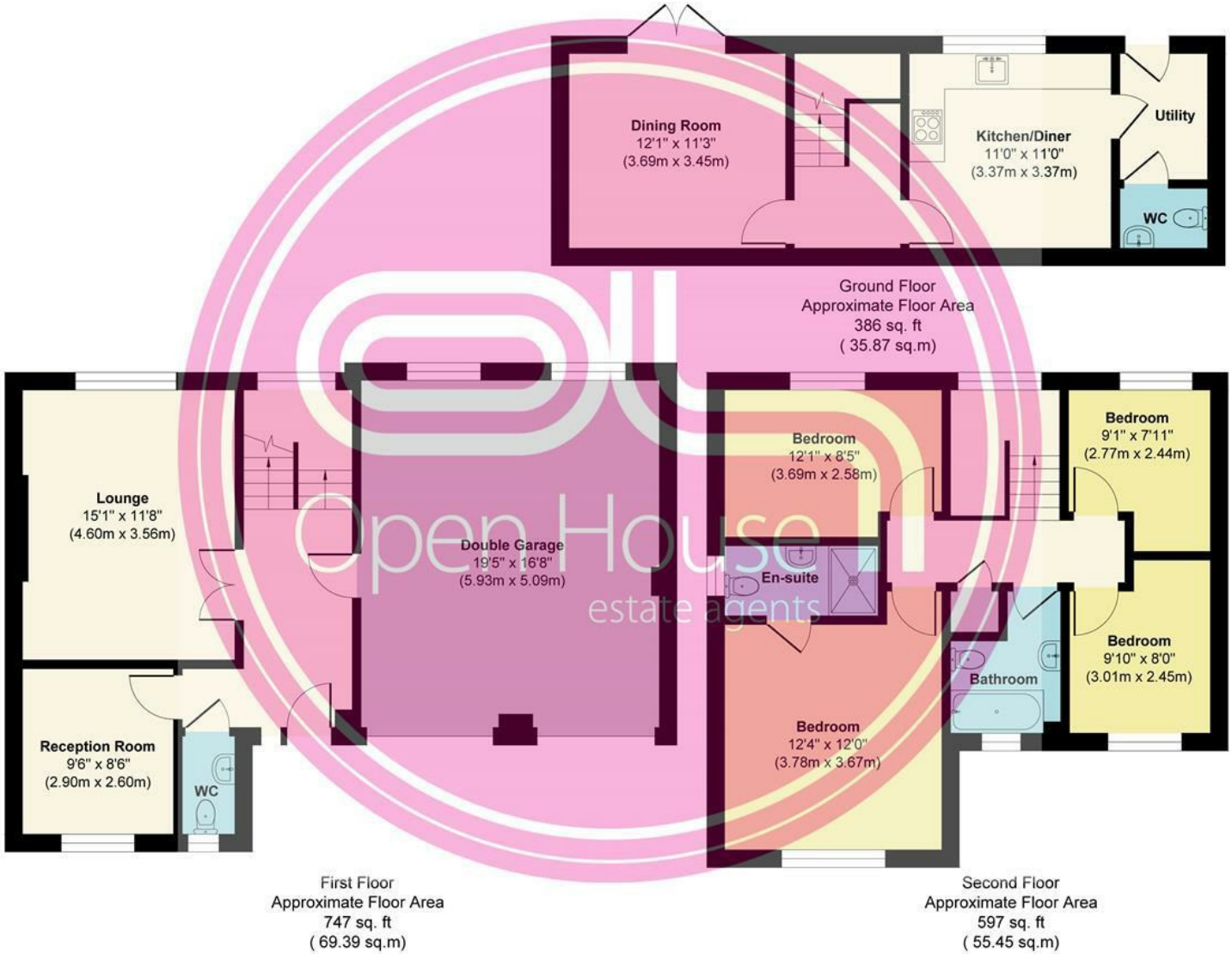
We wish to clarify that these particulars should not be relied upon as a statement or representation of fact and do not constitute any part of an offer or contract. Buyers should satisfy themselves through inspection or other means regarding the correctness of the statements contained herein.

Please also be aware that we have not verified the condition of the appliances or the central heating system included in the sale, and buyers are advised to conduct their own assessments before entering into a contract.

Money Laundering Regulations 2003:
In accordance with the Money Laundering Regulations 2003, we are obligated to verify your identification before accepting any offers.







Approx. Gross Internal Floor Area 1730 sq. ft / 160.72 sq. m

Illustration for identification purposes only, measurements approximate and not to scale, unauthorised reproduction is prohibited.

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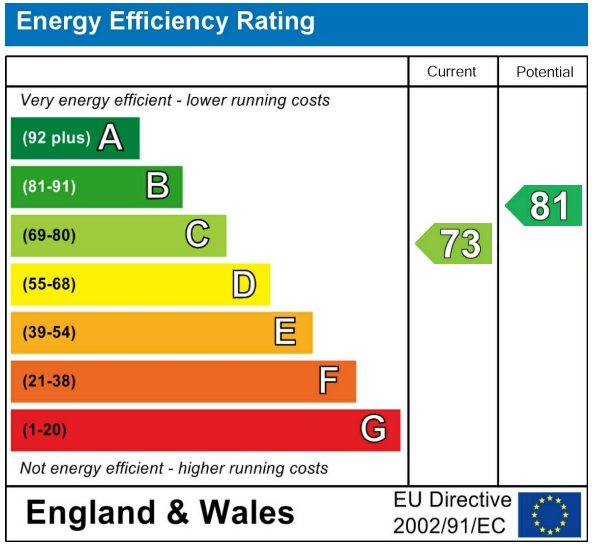
ENERGY PERFOMANCE CERTIFICATE



LOCAL AUTHORITY
East Staffordshire

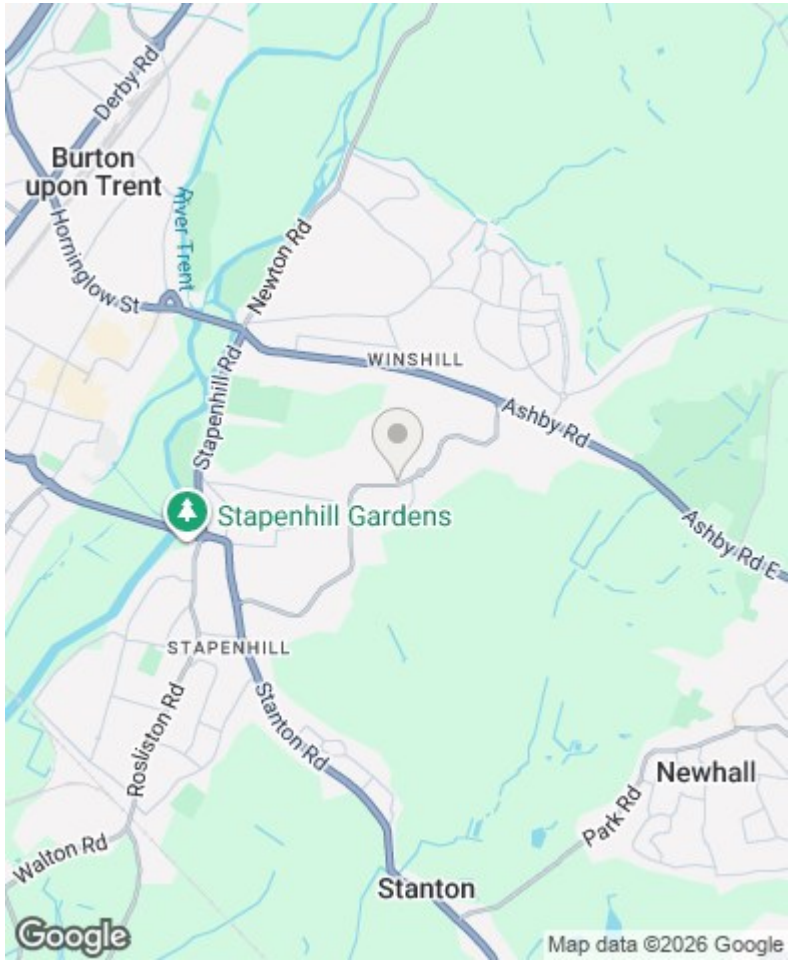
TENURE
Freehold

COUNCIL TAX BAND
E

VIEWINGS
By prior appointment only

PROPERTY SUMMARY

- Especially spacious three storey home
- Three reception rooms
- Spacious kitchen/diner with separate utility room
- Generous driveway & huge integral double garage
- Stunning countryside views
- Large driveway
- Local school and amenities
- Centrally located for commuters



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