



Doveridge Road, Brizlincote Valley,
Burton-on-Trent



4



2



4

£420,000



Key Features

- Detached Family Home
- Four Double Bedrooms
- Highly Regarded Fringe Of Valley Position
- Detached Double Garage
- Beautiful Landscaped Garden
- Four Reception Rooms
- EPC rating C
- Freehold





Situated upon this mature and quiet position this extremely spacious four double bedroomed detached family home is worthy of an internal inspection in order to appreciate the size of accommodation on offer. In brief the property comprises: - open canopied entrance, impressive entrance hall, guest cloak room, front sitting room, dining room, large conservatory/garden room, study, fabulous breakfast kitchen, utility room and on the first floor a landing leads to the master bedroom with en-suite, three further double bedrooms and family bathroom. Outside there are gardens to both front and rear and a driveway to the front provides ample parking and leads to a detached double garage. To the rear is a lovely garden set over two levels and featuring an extensive lawn, flagged patio, steps lead down to the second tier which is mainly laid to lawn.

Accommodation In Detail

Large Open Canopied Entrance

having quarry tiled floor and half obscure Upvc double glazed entrance door with obscure double glazed light to side leading through to:

Impressive Entrance Hall 3.26m x 3.08m (10'8" x 10'1")

having staircase rising to first floor, fitted smoke alarm, one central heating radiator and thermostatic control for central heating.

Guest Cloak Room

having low level wc, wall mounted wash basin, obscure Upvc double glazed window to front elevation and one central heating radiator.

Reception Room 3.9m x 4.85m (12'10" x 15'11")

having Upvc double glazed window to front elevation, two central heating radiators, coving to ceiling, feature cream marble fireplace with matching backplate and hearth together with inset Living Flame gas fire and double doors lead through to:

Dining Room 3m x 3.33m (9'10" x 10'11")

having coving to ceiling, one central heating radiator and sliding double glazed patio doors leading to:

Stunning Conservatory/Garden Room 5.46m x 3.38m (17'11" x 11'1")

having tri-polycarbonate panelled roof, low intensity spotlights to ceiling, various top opening lights, French doors opening out to the side patio and fitted air-conditioning unit.

Study 2.55m x 2.64m (8'5" x 8'8")

having a lovely array of light oak effect fitted cupboards and drawers.

Large Breakfast Kitchen 6.36m x 3m (20'11" x 9'10")

featuring:

Kitchen Area 3.7m x 3m (12'1" x 9'10")

having a lovely array of oak fronted base and wall mounted units with complementary working surfaces, four ring gas hob, electric double oven, stainless steel sink and drainer, Upvc double glazed window to rear elevation and one central heating radiator.

Breakfast Area

2.7m x 1.85m extending to 2.6m

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



Utility 1.5m x 3.84m (4'11" x 12'7")

having a range of oak fronted base units, stainless steel sink and drainer, plumbing for washing machine, one central heating radiator and fitted Baxi condensing Duo Tech boiler.

On The First Floor

Impressive Landing

having access to loft, fitted smoke alarm, dado rail, one central heating radiator and large walk-in storage cupboard with fitted shelving.

Master Bedroom 4m x 4.23m (13'1" x 13'11")

having Upvc double glazed windows to front and side elevations, one central heating radiator and fitted wardrobes, drawers and cupboards.

En-Suite Shower Room

having suite comprising pedestal wash basin, low level wc, shower enclosure with thermostatically controlled shower, one central heating radiator, obscure Upvc double glazed window to front elevation, shaver point, extractor vent and extensive tiling complement.

Bedroom Two 3.7m x 3m (12'1" x 9'10")

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

Bedroom Three 3.57m x 2.54m (11'8" x 8'4")

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

Bedroom Four 2.53m x 2.56m (8'4" x 8'5")

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

Bathroom

having four piece suite comprising panelled bath with Victoria style mixer taps and shower attachment, bidet, wash basin, low level wc, half tiling complement to walls and full tiling to bath area, obscure Upvc double glazed window to rear elevation, one central heating radiator and coving to ceiling.



Outside

To the front of the property is a fore garden with shrubs, mature trees and lawned areas, a tarmac driveway provides access to the detached double garage. The property has a fabulous rear garden which offers great privacy and seclusion and features two areas, the first area being mainly laid to lawn with a flagged patio surrounding the conservatory making a lovely seating area, steps lead down to the further lawned garden which again is very well screened with mature trees including an apple tree. Further steps lead to a rear gate which gives direct access to the woods beyond the property, ideal for dog walkers.

Double Garage 5.25m x 5.33m (17'2" x 17'6")

having twin electric remote controlled roller shutter doors, electric light and power.

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

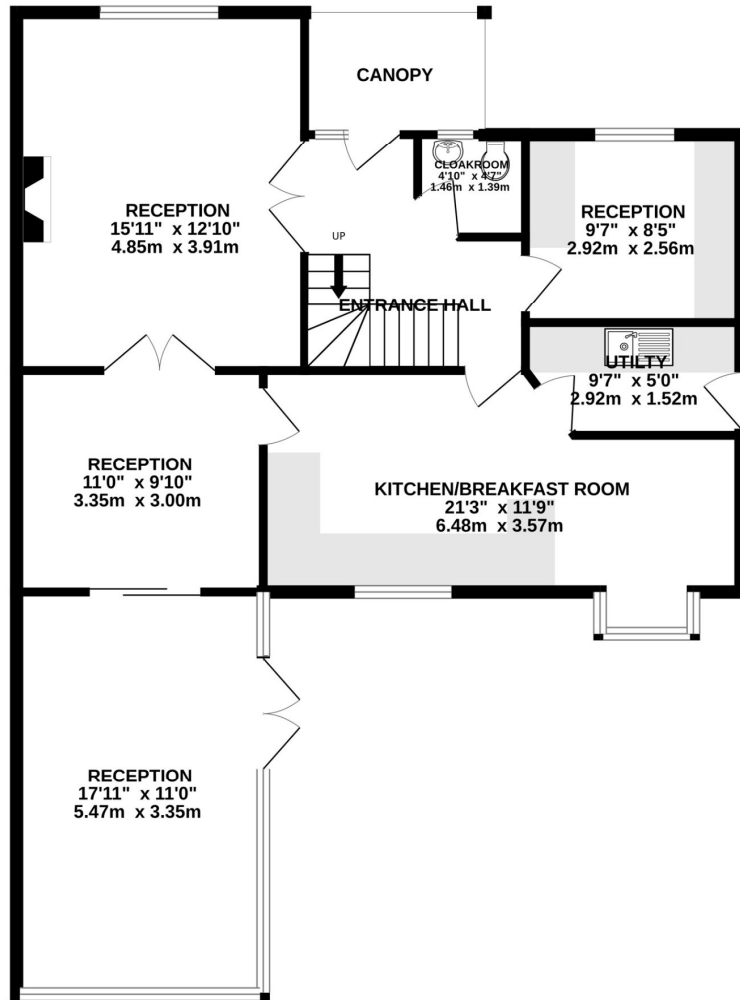
Freehold - with vacant possession upon completion. Newton Fallowell recommend that purchasers satisfy themselves as to the tenure of the property and we would recommend that they consult a legal representative such as a Solicitor appointed in their purchase.

Note

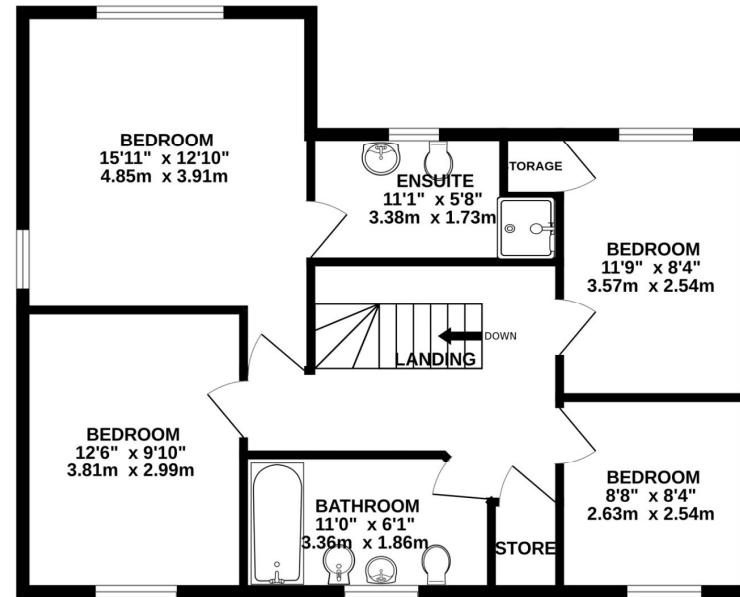
The services, systems and appliances listed in this specification have not been tested by Newton Fallowell and no guarantee as to their operating ability or their efficiency can be given. Anti-Money Laundering Regulations – Intending purchasers will be required to provide identification documents via 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.



GROUND FLOOR
969 sq.ft. (90.0 sq.m.) approx.



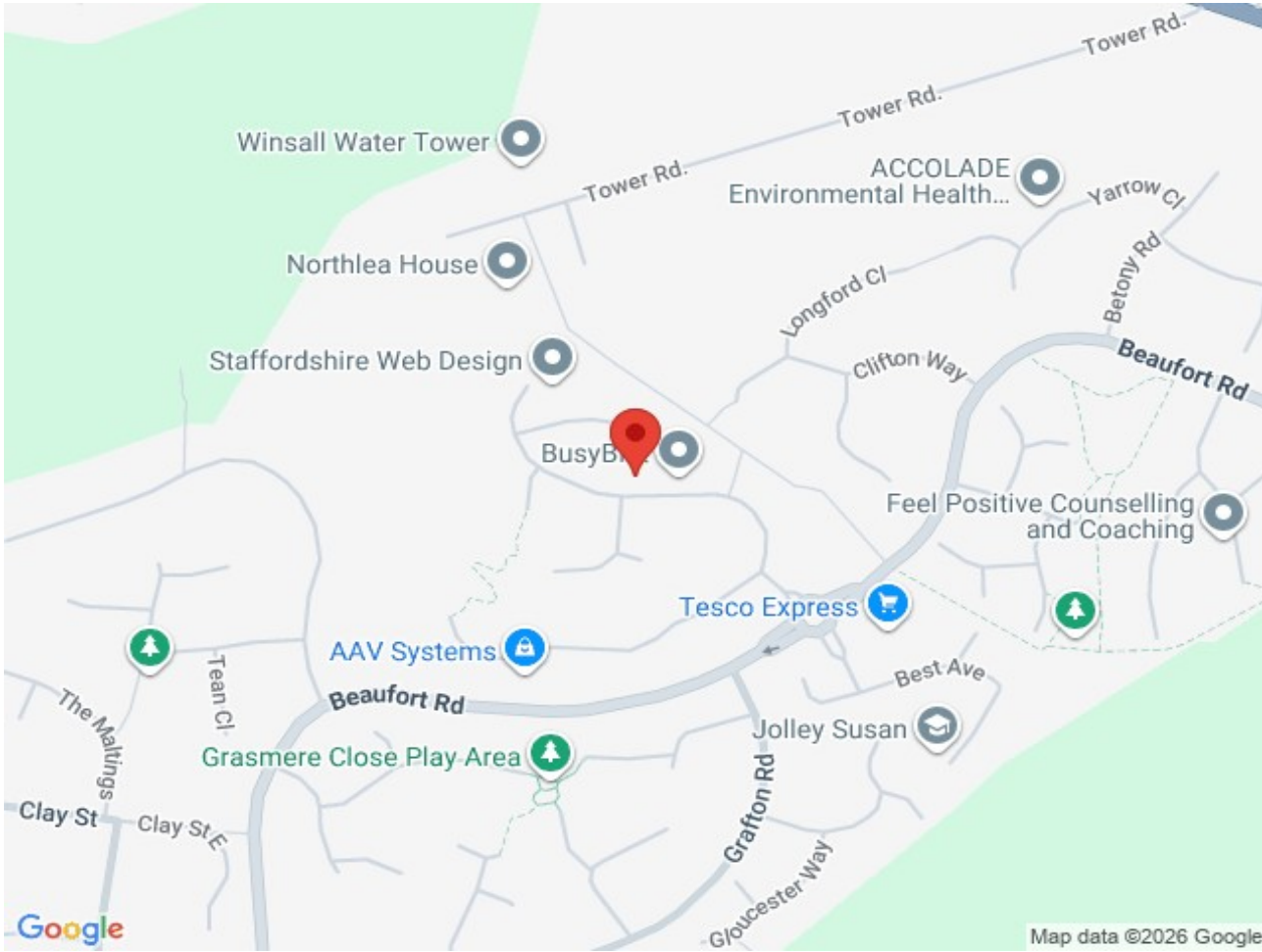
1ST FLOOR
725 sq.ft. (67.4 sq.m.) approx.



TOTAL FLOOR AREA : 1694 sq.ft. (157.4 sq.m.) approx.

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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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