







5 Bedroom House - Detached

located on De La Bere Crescent, Burbage

£850,000

UP Estates

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£850,000

- CHARACTERFUL FIVE BEDROOM DETACHED FAMILY HOME
- APPROXIMATELY 2953 SQ FT ACCOMODATION
- THREE SPACIOUS AND VERSATILE RECEPTION ROOMS
- LARGE KITCHEN/ BREAKFAST ROOM WITH STUNNING VIEWS TO THE GARDEN
- SEPARATE UTILITY ROOM AND TWO WC's ADDING EXTRA CONVENIENCE
- PRINCIPLE BEDROOM WITH BUILT IN WARDROBES AND PRIVATE ENSUITE
- DEDICATED STUDY AND LANDING HOBBY AREA
- DOUBLE GARAGE WITH ELECTRIC DOOR AND TWO PRIVATE DRIVEWAYS
- GENEROUS REAR GARDEN/ PATIO AREA WITH ENTERTAINING SUMMERHOUSE AND SHED STORAGE
- LOCAL SHOPS, RANGE OF AMENITIES AND WELL REGARDED SCHOOLS

CHARACTERFUL FIVE BEDROOM DETACHED HOME | THREE RECEPTION ROOMS | DOUBLE GARAGE & TWO DRIVEWAYS | ENSUITE & STUDY | GENEROUS GARDEN

This spacious five-bedroom detached home offers well-proportioned and highly versatile accommodation, extending to approximately 2,953 sq ft including the double garage. With three generous separate reception areas, a large kitchen/breakfast room, convenient utility room, dedicated study and excellent storage, the layout provides plenty of flexibility for modern family living.

The welcoming entrance hall leads through to a generous, bright and airy living room, which features a gas fire and is just a perfect retreat to relax and enjoy. The separate dining room provides a dedicated space for entertaining friends and family, whilst the adjoining reception room is particularly versatile and has previously been used as a playroom, additional sitting room and home working space, with sliding patio doors opening directly onto the stunning garden and patio areas.

The kitchen/breakfast room forms the heart of the home and is fitted with Corian worktops, oak peninsula, and a range of integrated appliances, most notably three electric ovens, including a multifunction oven with steam function. There is also an induction hob, useful larder storage and French doors providing garden access. A separate utility room, two WC's downstairs and additional storage cupboard complete the ground floor.

Upstairs are five well proportioned bedrooms, including a principal bedroom with built-in wardrobes and a luxury ensuite bathroom. Bedroom two is also a generous double bedroom with fitted wardrobes, there are a further three double bedrooms with bedroom four also boasting built-in wardrobes and a dedicated desk area.







The family bathroom benefits from a walk-in shower, separate bath to relax and even underfloor heating and this serves the remaining bedrooms. Upstairs is completed by a useful study/home office which is just perfect for those working from home.

Outside, the property enjoys a well established and mature rear garden with dedicated patio areas, summerhouse and shed, together with useful side access creating an excellent space for family activities, entertaining friends and family all year round. The garden summer house and patio areas are true highlights to this stunning home, perfect to relax, read a book and enjoy the garden views but and also entertain with family and friends with a BBQ throughout the summer. There is also a double garage with an electric door, providing excellent secure parking for multiple vehicles and additional storage perfect for family life. This family home also boasts two private driveways providing excellent off road parking options.

With an abundance of local shops, pubs, coffee shops, the library, dentists and doctors surgeries within a short walking distance, this lovely family home is perfectly located offering convenience and a quiet residential location all in one. Popular local venues such as The Sycamores and The Chequers pubs are all just a short walk away. Local nurseries and schools available including Burbage C of E Infant School and Hastings High School. With it's convenient location come excellent road links for work commutes and travelling via the A5, M69 linking Birmingham, Leicester, Hinckley town centre and surrounding areas.

With flexible accommodation, generous proportions and excellent parking and storage, this is a substantial family home that offers plenty of scope to suit a variety of lifestyles and is well worth viewing so call us now.

IMPORTANT NOTE TO PURCHASERS

Prospective buyers will be required to provide identification documentation in accordance with Anti-Money Laundering Regulations at a later stage. We ask for your cooperation to ensure that there are no delays in agreeing the sale.









While we strive to make our sales particulars accurate and reliable, they do not form part of any offer or contract and should not be relied upon as statements of fact or representation. Any services, systems, or appliances mentioned have not been tested by us, and no guarantee is given regarding their condition or functionality.

All measurements are approximate and intended as a guide only. Some details may still require vendor approval. If you need clarification or further information, particularly if you are traveling a significant distance to view the property, please contact us.

All fixtures and fittings must be agreed with the seller via the fixtures and fittings form, which will form part of the legal contract through the conveyancing process. As the marketing estate agent, our particulars and communications are not legally binding—only the legal documentation prepared by solicitors is.

Up Estates has not verified the legal title of the property, and buyers must obtain confirmation from their solicitor.



De La Bere Crescent, Burbage





Total Area: 274.4 m² ... 2953 ft²

All measurements are approximate and for display purposes only

CONTACT

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