





Situated on the ever-popular Brizlincote Lane, this substantial four-bedroom detached residence occupies a generous plot and offers excellent potential for modernisation and extension (subject to relevant permissions). The property provides well-proportioned accommodation throughout, complemented by a mature and private rear garden, ample off-street parking, and a detached garage. A rare opportunity to acquire a home with both space and scope in a highly regarded location.



## Accommodation

### Ground Floor

The accommodation is accessed via a side entrance door leading into a welcoming hallway, with stairs rising to the first floor and doors leading to the principal ground floor rooms. To the front elevation is a spacious living room featuring a bay window allowing for plenty of natural light, along with a central fireplace. Adjacent is a separate dining room, also well-proportioned and enjoying a pleasant outlook over the rear garden.

To the rear of the property, the kitchen offers a range of wall and base units, work surface space, and access to the garden. A further door leads through to a sunroom/conservatory, providing an additional reception area with views across the garden and direct access outside. The ground floor is completed by a useful WC.

### First Floor

The first floor landing provides access to four bedrooms and the family bathroom. The master bedroom is a particularly generous double room, Bedroom two is another well-sized double, while bedrooms three and four offer flexible accommodation, ideal for additional bedrooms, a home office, or dressing room.

The family bathroom is fitted with a bath, wash hand basin, and WC.

### Outside

The standout feature of this property is the impressive plot. To the rear, the garden is



predominantly laid to lawn with a variety of mature trees, shrubs, and planting, creating a private and established setting. The space offers excellent potential for landscaping or extension, subject to planning.

To the front, there is a driveway providing off-street parking, leading to a detached garage. The property is well set back, further enhancing the sense of space and privacy.

### Location

Brizlincote Lane is a well-regarded and sought-after







location within Burton-on-Trent, offering convenient access to a range of local amenities, including shops, supermarkets, and schooling. The area benefits from good transport links, with easy access to the A38 connecting to Derby, Lichfield, and beyond. There are also nearby green spaces and countryside walks, making it a popular choice for families and those seeking a balance between town and outdoor living.















Floor 0

Approximate total area<sup>(1)</sup>

137.8 m<sup>2</sup>

1484 ft<sup>2</sup>



Floor 1

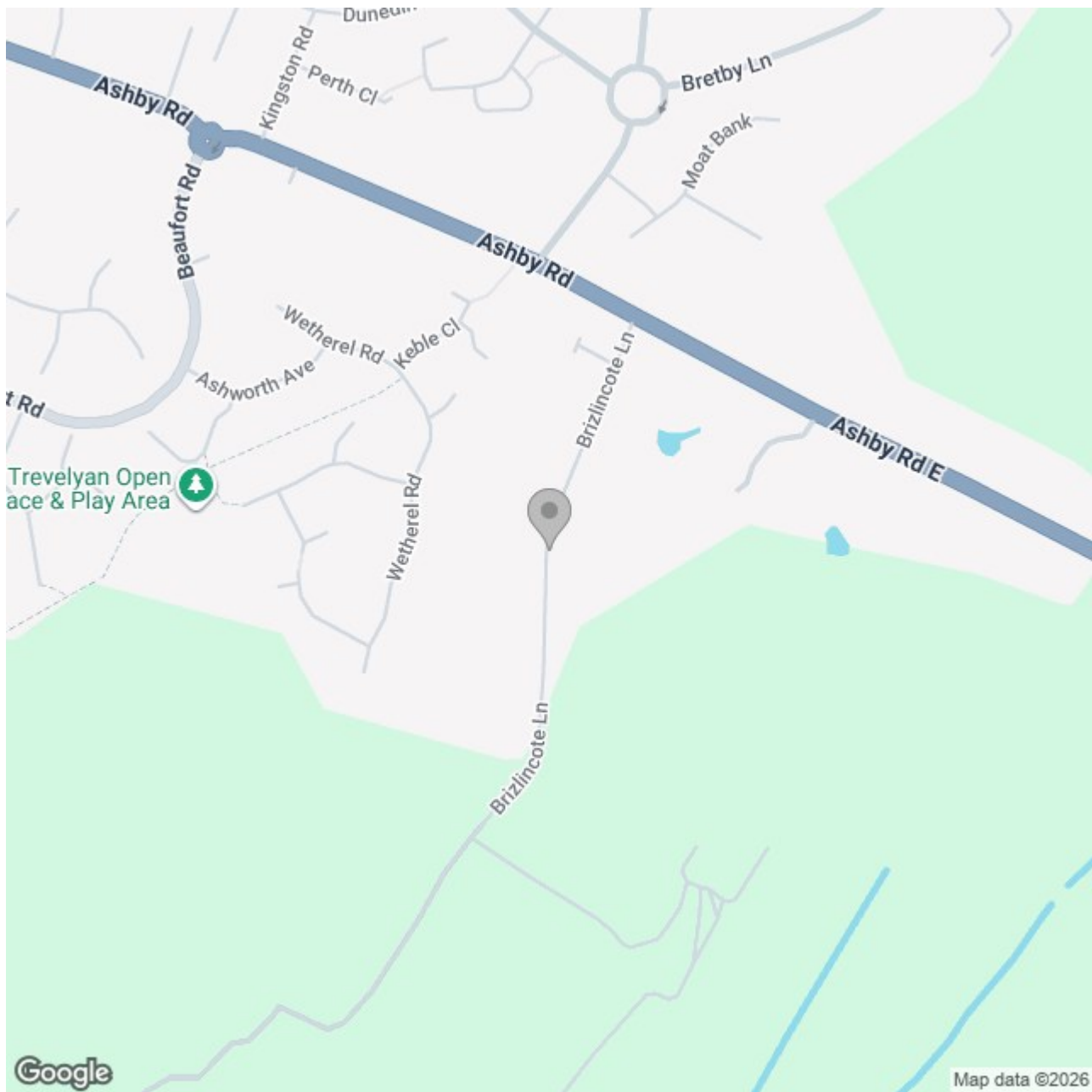
(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360







Energy Efficiency Rating

|                                             | Current | Potential |
|---------------------------------------------|---------|-----------|
| Very energy efficient - lower running costs |         |           |
| (92 plus) A                                 |         |           |
| (81-91) B                                   |         |           |
| (69-80) C                                   |         |           |
| (55-68) D                                   |         |           |
| (39-54) E                                   |         |           |
| (21-38) F                                   |         |           |
| (1-20) G                                    |         |           |
| Not energy efficient - higher running costs |         |           |

England & Wales

EU Directive 2002/91/EC