



Avon Way Brizlincote Valley

- Three bedroom detached family home
- Offered with no onward chain
- Quiet cul-de-sac position
- Bright dual-aspect sitting/dining room
- Fitted kitchen with garden access
- Private rear garden with seating terrace
- Garage with conversion potential
- Ample off-road parking
- EPC Rating D / Council Tax Band C / Freehold

Welcome to Avon Way, a well-presented detached home occupying a pleasant cul-de-sac position within the ever-popular Brizlincote Valley. Offered to the market with no onward chain, the property enjoys a generous plot, ample off-road parking and well-balanced accommodation, making it an excellent opportunity in this established residential location.

Inside, the accommodation has been thoughtfully arranged for modern day living, with a bright dual-aspect sitting/dining room providing an excellent central living space. Patio doors connect seamlessly with the garden, while three well-proportioned bedrooms and a neatly presented family bathroom ensure the home offers comfortable and practical accommodation throughout.

Outside, the generous rear garden provides a lovely balance of lawn and seating areas, creating a private space to enjoy throughout the seasons. Surrounded by nearby woodland walks and green open spaces, yet remaining within easy reach of Burton upon Trent's amenities, schools and transport links, the location offers a peaceful setting with everyday convenience close at hand.





Accommodation:

Approaching the property, a spacious frontage provides off-road parking for multiple vehicles, whilst the attractive cul-de-sac setting creates an immediate sense of privacy. Inside, the welcoming entrance hall leads to a bright dual-aspect through sitting/dining room, flooded with natural light and centred around a feature fireplace. The dining area enjoys direct access to the rear garden via patio doors and flows into the adjoining kitchen, fitted with a range of matching base units, complementary work surfaces and a side access door.

To the first floor are three well-proportioned bedrooms, including two generous doubles and a versatile third bedroom, ideal as a child's room, home office or guest accommodation. Completing the internal layout is a neatly presented family bathroom, fitted with a three-piece suite and tasteful tiled surrounds.

Gardens and land:

The rear garden is a particular highlight, occupying a generous and private plot that has been thoughtfully arranged for both relaxation and practicality. Paved seating areas provide an excellent space for outdoor dining and entertaining, whilst expansive lawns and established planting create an attractive backdrop throughout the seasons. Adjoining the property is a garage, offering excellent storage or exciting potential for conversion into additional living accommodation, subject to the necessary planning permissions and building regulations.



Location:

Situated within the sought-after Brizlincote Valley, Avon Way enjoys a peaceful residential setting surrounded by woodland walks and open green spaces. Burton upon Trent town centre is within easy reach, offering a wide range of shops, supermarkets, restaurants and leisure facilities, alongside well-regarded local schools. Excellent road links via the A38 and A50 provide convenient access to Derby, Lichfield, Birmingham and beyond, while Burton railway station offers direct services to major surrounding towns and cities.

Method of Sale:

The property is offered for sale by Private Treaty.

Measurements:

Every care has been taken to reflect the true dimensions of this property, but they should be treated as approximate and for general guidance only.

Tenure:

The property is being sold freehold with vacant possession upon completion.

Local Authority:

East Staffordshire Borough Council, The Town Hall, King Edward Place, Burton upon Trent, DE14 2EB. Council tax band C.

Viewings:

Viewing strictly by appointment only via sole selling agent, Alexanders of Ashby-de-la-Zouch, 22 Market St, Ashby-de-la-Zouch, LE65 1AL.

Services:

The property is connected to mains gas, electricity, water, and drainage.

Please note that none of the services, systems or appliances, including; heating, plumbing, and electrics, have been tested by the selling agents.





Alexanders

Public Rights of Way, Wayleaves & Easements:

The property is sold subject to all existing public rights of way, wayleaves, easements and other legal rights, whether or not specifically mentioned in these particulars.

Plans and Boundaries:

The plans included in these particulars are based on Ordnance Survey data and are intended for guidance only. While believed to be correct, their accuracy is not guaranteed. The purchaser will be deemed to have full knowledge of the boundaries and the extent of the ownership. Neither the vendor nor their agents will be held responsible for defining ownership or boundary lines.

Technical Information:

Further details, including any covenants, overage provisions, or other relevant legal or technical information, can be provided upon request.

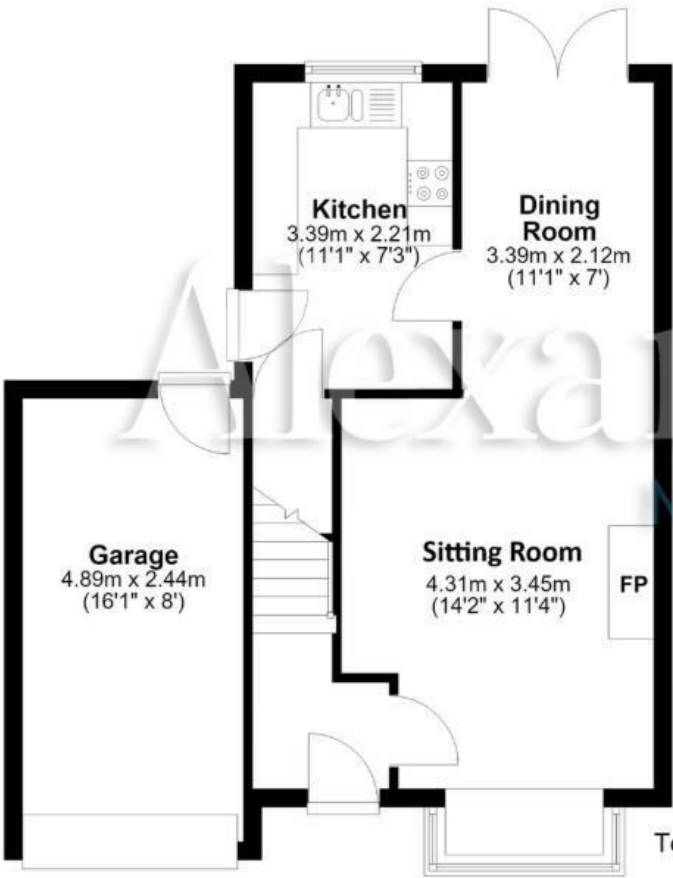
Money Laundering:

Where an offer is successfully put forward, we are obliged by law to ask the prospective purchaser for confirmation of their identity. This will include production of their passport or driving licence and recent utility bill to prove residence. Prospective purchasers will also be required to have an AML search conducted at their cost. This evidence and search will be required prior to solicitors being instructed.

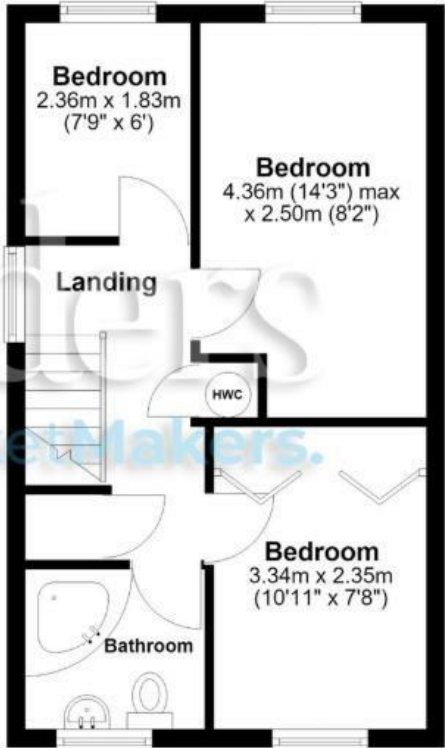
General Note:

These particulars whilst believed to be accurate set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on these particulars of sale as a statement of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this agents employment has the authority to make or give any representation or warranty in respect to the property.

Ground Floor
Approx. 47.5 sq. metres (511.8 sq. feet)



First Floor
Approx. 34.5 sq. metres (371.8 sq. feet)



Total area: approx. 82.1 sq. metres (883.6 sq. feet)

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	66	74
(39-54) E		
(21-38) F		



