

Yarrow Close

Brizlincote Valley, Burton-on-Trent, DE15 9JT

John
German





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£429,000

A wonderful and superbly appointed detached family home with far reaching views to rear on a southerly aspect plot offering a well designed layout including 3 reception rooms, breakfast kitchen, 4 bedrooms all with built in wardrobes, en suite and beautiful gardens.



This wonderful all round family home offers plenty of space and storage built by William Davis Homes in 2004. The house stands on a lovely wide south facing plot featuring fantastic views across Brizlincote Valley to fields beyond. Set in a highly convenient location within walking distance to the local Tesco Express and Burton's town centre is only a short drive away plus schools for all ages are also in easy reach.

Set back behind a low hedge and path leading to the front entrance door opening into the reception hall having a useful under stairs storage cupboard and two-piece guest's cloakroom.

On your right is a home office/study with front facing window and across the hall is a light and spacious lounge with a wide front facing window and a focal point fire surround. Double doors open to the separate dining room that in turn has French doors into a wonderful garden room with spotlights and two skylights allowing plenty of natural light and access via French doors out to the rear patio.

The well appointed L-shaped breakfast kitchen is equipped with a range of base and eye level units, work surfaces, integrated double oven, hob and extractor fan. There is ample space for a dining table and two rear facing windows. Off the kitchen is a useful utility room with additional appliance space, base units, wall mounted gas central heating boiler and door to the side.

On the first floor an impressive galleried landing leads to the four bedrooms, all of which have built in wardrobes. The master bedroom has the luxury of its own en suite having a contemporary white three piece suite.

Completing the first floor is the well appointed family bathroom with a three-piece suite.

The south easterly rear gardens have been carefully landscaped enjoying a wide paved patio area ideal to sit and enjoy those wonderful views. The remainder of the garden is predominantly laid to lawn and set over two levels with mature display borders and beds.

To the front is a double width block paved driveway giving access to the detached double garage with twin doors also having a pedestrian side door.

The property also has a loft providing useful storage and majority of the rooms benefit from both television and telephone points.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

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.

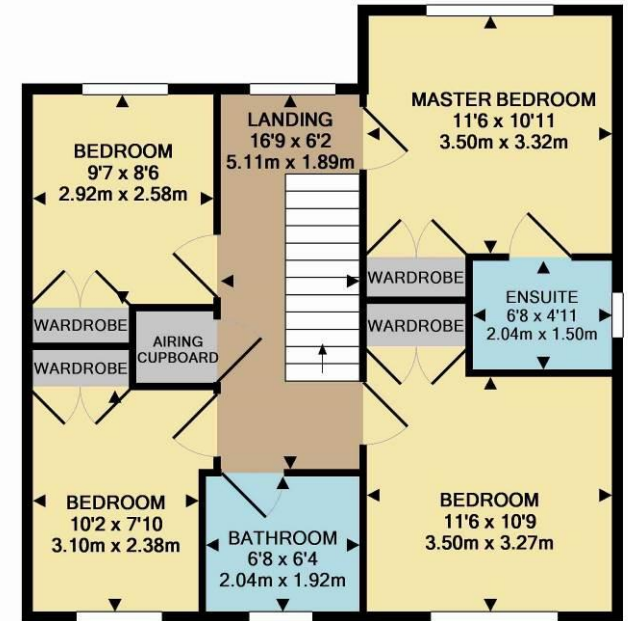
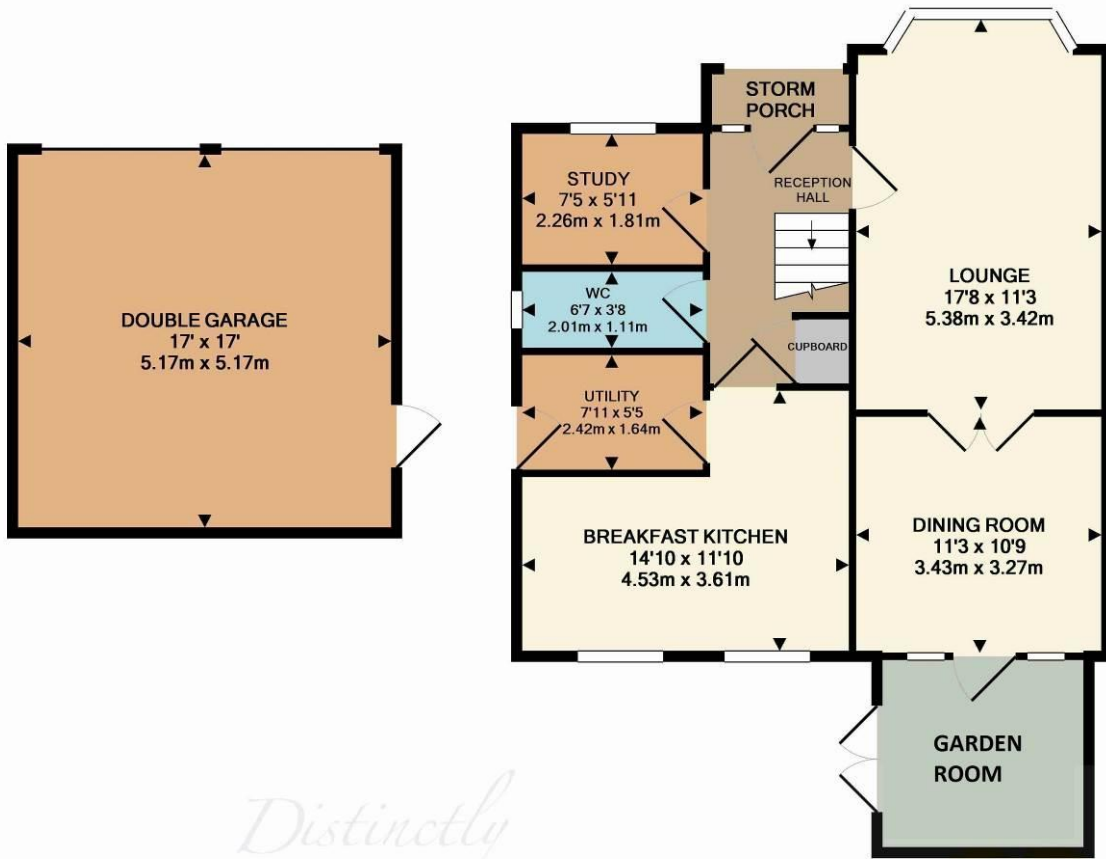
Useful Websites: www.gov.uk/government/organisations/environment-agency
www.eaststaffsbcc.gov.uk

Our Ref: JGA/10032023

Local Authority/Tax Band: East Staffordshire Borough Council / Tax Band E







Distinctly
John German
GROUND FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Referral Fees

Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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