

Plot 1, Brizlincote Lane

Burton-on-Trent, Staffordshire, DE15 0PR

John
German






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£645,000



A beautiful brand new family home with a stunning contemporary interior extending to approx. 3328 sq.ft of accommodation in this desirable non estate location with 2 reception rooms, an exceptional living and dining kitchen, 5 bedrooms, 4 bath/shower rooms and a large rear garden.

This stunning new home occupies a lovely and desirable non estate position and stands on a substantial plot with a large block paved frontage giving access to the garage alongside a generous rear garden.

The contemporary interior begins with an impressive hall with doors off to all rooms including an internal door into the garage.

The first of the reception rooms is a lovely light and spacious lounge lying adjacent to a separate reception room that could be used as a study, formal dining room or sitting room.

Extending full width across the rear is an exceptional 33'11 x 19'4 living and dining kitchen with two sets of four panel bi-fold doors opening out to the rear garden, wood effect flooring in a herringbone design, spotlights and skylights enhancing the space with plenty of natural light. The stylishly appointed kitchen area has a stunning range of units with contrasting worktops over and a matching central island, perfect for the family and entertaining. Integral appliances comprise a double oven, induction hob, extractor hood, fridge, freezer and dishwasher.

Also off the hall is a useful utility/plant room with additional appliance, the wall mounted gas central boiler and a side outer door. A door leads into a two-piece guest's WC.

Off the first floor galleried landing are three of the five bedrooms all of which are substantial double sized rooms. The master suite is particularly impressive that overlooks the rear and has its own dressing room flanked by wardrobes either side. Double doors open to a luxurious en suite with freestanding bath, shower area with glazed screen, vanity wash hand basin, WC, part tiled walls and a towel rail/radiator.

Bedroom two has fitted wardrobes and the luxury of its own en suite shower room. The third bedroom has access to the principal family bathroom.

To the second floor there are two impressive large bedrooms that sit either side of a shower room.

As previously mentioned the front has an expansive block paved driveway and a garage with an electric up and over entrance door, plaster boards and power points.

Rare for a new build home, the rear garden is a substantial size having a paved terrace with a large lawn beyond enclosed by timber fencing.

Please note: Photographs shown are of Plot 1.

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.eaststaffsbc.gov.uk

Our Ref: JGA/01112023

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





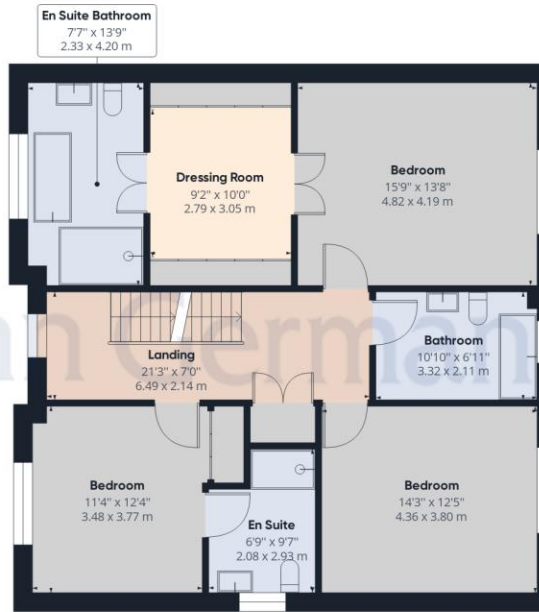




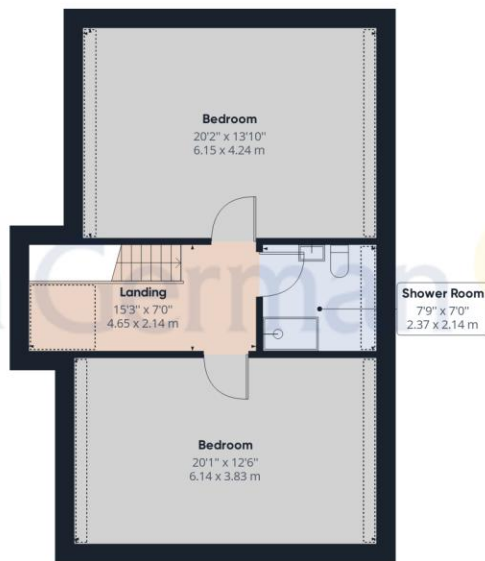




Ground Floor



Floor 1



Floor 2

Approximate total area⁽¹⁾

3328.34 ft²

309.21 m²

Reduced headroom

83.84 ft²

7.79 m²

(1) Excluding balconies and terraces

Reduced headroom (below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

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.

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