

Betony Road

Burton-on-Trent, DE15 9JU

John
German





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£450,000

Located on the popular Brizlincote Valley is this executive detached family home boasting a substantial amount of living space and finished to a brilliant standard throughout. Being the owners since new in 2005, the sellers have done a fantastic job in creating a perfect family home.



Welcome to this exquisite and spacious family home, offering a blend of modern convenience and tranquil living. Nestled in a peaceful location, this property boasts an approximate total area of 1544 sq. ft. and features a charming rear garden perfect for relaxing and entertaining.

As you enter through the front door, you are greeted by a generous hallway which allows access to various well-appointed rooms. To the left-hand side of the hallway, you will find a living room space which opens up and wraps round the rear of the property as well. The sellers have removed an internal wall to flood the rooms with light and creates a beautiful open plan space which flows through brilliantly. The patio doors to the side of the property take you through to the excellent outdoor entertainment space featuring a stylish Spanish bar. This area is perfect for hosting friends and family, with a seating area, TV for watching sports or movies, functional hot tub and a pool table for hours of fun. Whether you're enjoying a sunny afternoon or a cool evening, this entertainment space offers the ideal setting for relaxation and socialising. The home then benefits from a fitted kitchen with eye level oven and four ring gas hob with cooker hood above. Just off the kitchen, you will find the utility room which houses the gas central heating boiler, washing machine and separate sink/drain. Adjacent to the kitchen, the dining room is an ideal setting for family meals and entertaining guests. Completing the ground floor is a convenient WC.

Upstairs, the spacious landing space leads to four well proportioned, double bedrooms. The master bedroom is the pick of the bedrooms, with two separate built in wardrobes and access to the en suite. The en suite has both a bath with mixer taps and shower enclosure. The other three bedrooms then share the generous sized family bathroom which has a walk-in shower, low level flush w/c and wash hand basin.

The front of the property exudes curb appeal with its classic brick facade and well-maintained lawn. The pathway leading to the entrance is flanked by neatly trimmed greenery and planters, adding a touch of elegance. The home also offers a double detached garage, which comes with power and lighting. The garage can easily home two cars but could be alternatively used for storage. In front of the garage, you will find a block paved driveway for further off-road parking. The rear garden gives you the ultimate sense of privacy and peacefulness. The thoughtful design of the garden creates a seamless blend of functional spaces and natural beauty, making it an ideal retreat for both relaxation and socialising. Whether you're hosting a summer barbecue, enjoying a quiet evening drink, or simply unwinding with a good book, this garden offers a versatile and inviting environment that enhances the overall appeal of this stunning property.

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

Property construction: Standard

Parking: Drive & double garage

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Gas

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband and type: See Ofcom link for speed: <https://checker.ofcom.org.uk/>

Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

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

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

www.eaststaffsbc.gov.uk

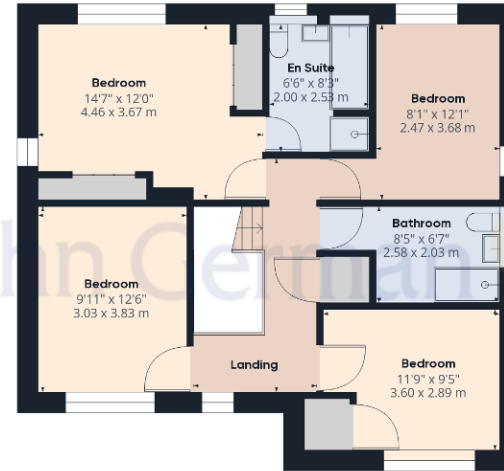
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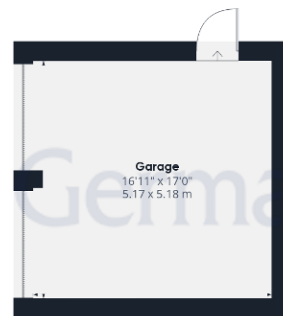




Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

1840.54 ft²

170.99 m²

(1) Excluding balconies and terraces

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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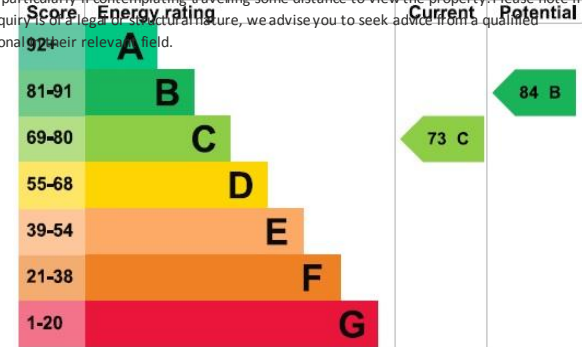
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