

# Ashdale Close

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

John German









# Ashdale Close

Brizlincote Valley, Burton Upon Trent, DE15 9HN

£490,000

**This fabulous family home stands on a superb plot with gardens to the front, side and rear, combined with a spacious and versatile accommodation including three reception rooms, smart fitted kitchen with appliances, utility room, conservatory and a double garage.**

This fabulous detached family home occupies a superb plot in a well-established part of Brizlincote Valley, which is well placed for schools for all ages and Burton town centre.

The property impresses throughout, set in an end of cul-de-sac position with a generous newly laid tarmac driveway providing ample off-road parking and giving access to the double garage, having twin electric remote-controlled doors. Adjacent is a hard landscaped forgarden.

A canopy porch and front entrance door opens into an impressive reception hall with stairs rising to the first floor, understairs storage cupboard and doors leading off to the ground floor accommodation. There is wood effect herringbone design flooring which runs throughout the hallway, reception rooms, guest's WC and storage cupboards.

The first reception room is a generous lounge with a multi fuel stove. Double glazed patio doors open into a large conservatory with a feature glazed roof, underfloor electric heating with wall mounted control and thermostat and French doors lead out to the rear garden. In addition, there is a separate dining room and a useful study/ground floor bedroom.

At the heart of the house is a smart modern kitchen equipped with a range of base and eye level units, work surfaces, sink unit and a range of integral appliances including a double oven, electric hob, extractor hood, wine cooler, dishwasher and an upright high fridge. There is a tiled floor, an integrated pull out larder cupboard, window to the front and a further window to the rear overlooking the garden. Off the kitchen is a utility room which is fitted with base and wall mounted units, work surfaces, additional sink and dra iner unit, space for a washing machine, wall mounted gas central heating boiler and a half-glazed door out to the garden.

Completing the ground floor accommodation is a guest cloakroom fitted with a wash hand basin, WC and a heated towel rail radiator.

Stairs rise off the hall to a half landing with a window overlooking the front elevation. Stairs continue to rise to the first-floor landing where there is a useful airing/storage cupboard and doors leading off. Also, there is access to a partially boarded loft with electrical power points and lighting, ideal for conversion (subject to obtaining the necessary building regulations).

The master bedroom is a particularly generous double with a refitted luxurious en-suite comprising a glazed shower enclosure, fitted LED light mirror, vanity unit with cupboard and a useful shaver/charger point inside, WC and a heated towel rail/radiator. Bedroom four has been converted into a dressing room but could easily be converted back, it currently has a range of Hammonds fitted bedroom furniture and an open archway through to the master bedroom. There are two further bedrooms, all served by the family bathroom which is fitted with a suite comprising panelled bath with shower over, WC, pedestal wash hand basin and a heated towel rail/radiator.

Outside, the gardens are a particular highlight of this property, wrapping around the rear and side with a generous lawn, paved terrace, a well-established conifer screen providing a good degree of privacy plus a mature cherry blossom and elm tree. There is a useful garden store, fuel store and two side gate entrances, one a pedestrian gate and the other a lovely wide gate for a ride on mower to exit through.

The CCTV system will be included in the sale.

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

**Please note:** It is quite common for some properties to have a Ring doorbell and internal recording devices.

**Property construction:** Standard

**Parking:** Drive

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:** Mains

**Heating:** Mains gas, new central heating Worcester Bosch boiler was installed in 2024. Heating and water are controlled via HIVE

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

**Broadband 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

**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

**Our Ref:** JGA/27032025

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Ground Floor

Approximate total area<sup>(1)</sup>  
1913.06 ft<sup>2</sup>  
177.73 m<sup>2</sup>



Floor 1

(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.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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## Agents' Notes

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**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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		78
(55-68) <b>D</b>	61	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC



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