

Derwent Road

Burton-on-Trent, DE15 9FR

John 
German





Dinner Choices
1. Take it
2. Leave it

Home

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Burton-on-Trent, DE15 9FR

Offers Over £325,000

Attractively priced for a quick sale and situated on the ever-popular Brizlincote Valley on the outskirts of Burton-on-Trent, this superbly presented and spacious family home enjoys a prominent and quiet end of cul-de-sac position, with a landscaped garden bordering conservation land at the rear.



Set back with a broad tarmac drive to the front offering parking for multiple vehicles, the property has brick retaining walls with paved steps leading up to the front door, with adjacent patio area and a range of plants and shrubs.

Opening into the welcoming entrance porch, wood effect laminate flooring runs through, having an arched double glazed window to the front as well as access to the cloak room comprising a low level WC, pedestal hand wash basin and towel rail. Part glazed double doors lead from the porch into the impressive entrance hall, which enjoys a galleried staircase with under stairs storage and an open plan dining hall, with double glazed French doors leading out to the rear patio garden. The entrance hall also has doors off to the lounge and purpose-built study, having a range of fitted storage units, telephone point and double glazed window to the front.

The dual aspect lounge is an excellent size, with double glazed window to the front offering far reaching views over the valley. Opposite, French doors open out to the rear patio. In addition, a coal effect gas fire with marble surround provides a focal point to the room, with light points to the walls and ceiling.

Smartly appointed, the breakfast kitchen has tiled flooring and benefits from an excellent range of contemporary eye level and base units, with roll edge work surfaces and tiled splashbacks. Integrated appliances include a dishwasher, four ring gas hob with stainless steel overhead extractor, double oven and grill and a stainless steel sink and drainer unit with mixer tap, beneath a double glazed window looking out to the lawn at the rear. The wall units have under cupboard lighting and the main oven a useful bread proving setting. Continuing from the kitchen, the utility area is a good size, with further matching units as well as appliance space and plumbing for a washing machine and space for an American style fridge/freezer. A part glazed external door leads out to the charming decking area at the side of the property.

Upstairs, the galleried landing has a magnificent spiral light as well as a characterful circular window to the front aspect, loft access, airing cupboard and access to the four very well-proportioned bedrooms and family bathroom.

Bedroom one is a generous double, comprising an excellent range of recess fitted wardrobes, storage cupboards and drawers, TV and light points. Fantastic views are offered to the front with a double glazed window overlooking Brizlincote valley, and access given to the en suite which has a fully tiled enclosed shower cubicle, low level WC, pedestal hand wash basin with mixer tap, heated towel rail and shaving socket. Bedroom two is also to the front of the property, meaning it benefits from the same far-reaching views over the valley. Another double, it also has useful built-in storage with hanging rail. Bedrooms three and four are also doubles, with both being to the rear of the property they have double glazed windows enjoying views out over the landscaped rear garden, with bedroom four currently utilised as a dressing room, hosting a range of wardrobes and drawers. Completing the upstairs accommodation is the family bathroom, with a white suite consisting of a walk-in power shower, WC, panelled bath, pedestal hand wash basin with mixer tap as well as a heated towel rail, extractor fan and storage cupboard.

Outside, the front drive has gated side access with steps to the side of the property, leading to the various parts of the garden, with outside tap and power points. A delightful decked area enjoys both views of the garden and the valley, leading round to the patio which spans the immediate rear of the property. With an attractive walled garden, steps lead up to the spacious lawn, bordered by an established rockery garden leading to a further decked area – a sun trap ideal for al fresco dining as well as having a summerhouse. A tranquil position, the views extend towards Lichfield and Cannock Chase. The remainder of the landscaped garden is low maintenance, with a range of plants and shrubs as well as fruit trees to provide year-round colour. The garage offers a fantastic workshop space for DIY. Being insulated with heating units there are a range of plug sockets as well as base units with work surfaces, light point and partly boarded loft space. The garage also offers potential for a range of other uses, including children's play room, home gym, office or studio. To the rear, there is a further covered patio area, with shed. Attractively priced to achieve a quick sale, viewing this beautifully presented family home is a must.

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.

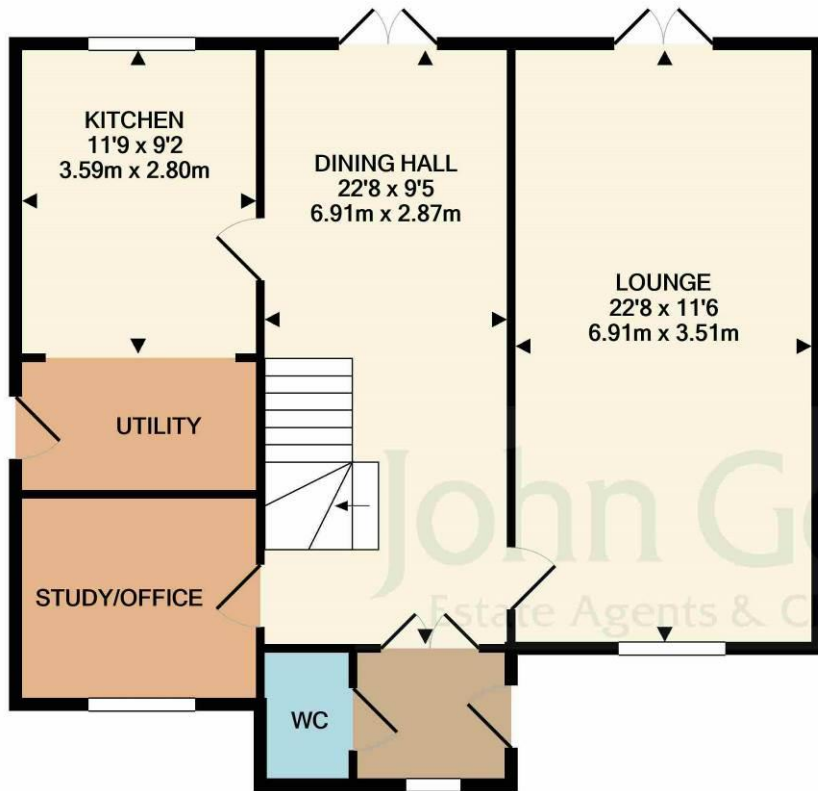
Useful Websites: www.environment-agency.co.uk

Our Ref: JGA/29102020

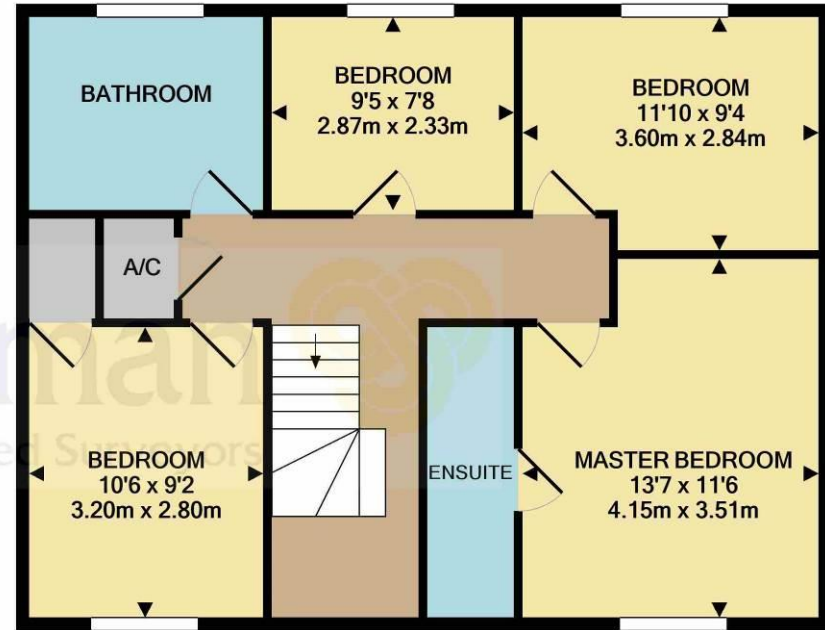
Local Authority/Tax Band: East Staffordshire Borough Council / Tax Band E







GROUND FLOOR



1ST 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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Agents' Notes

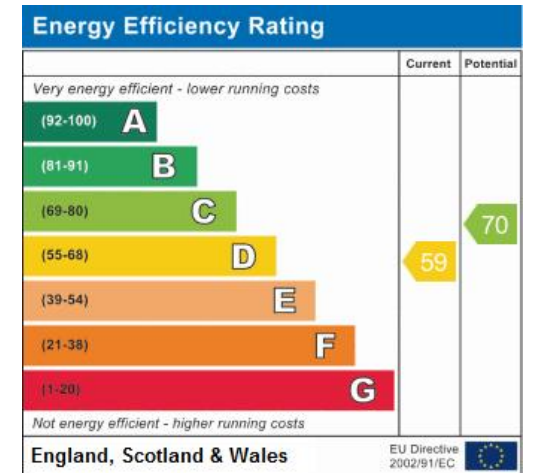
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