





This beautifully presented four-bedroom detached property is situated in the popular Brizlincote Valley. The accommodation includes a good-sized living room, a large kitchen diner with modern fittings, and a separate utility room. All four bedrooms are well-proportioned, offering plenty of space for family living. Set on a generous plot, the property also benefits from a landscaped garden, driveway, and parking. Viewings are highly recommended to fully appreciate the home and its location.



## Accommodation

### Ground Floor

The accommodation leads through a composite front entrance door into a welcoming entrance hallway, which offers access to the WC cloaks, living room, kitchen diner, and stairs rising to the first floor. The hallway is spacious and inviting, setting the tone for the rest of the home.

The WC cloaks includes a low-level WC, wash hand basin, tiled flooring, partially tiled walls, and a double glazed window to the front elevation.

To the right of the hallway, the living room features a double glazed bay fronted window, a fireplace with an inset gas fire, hearth, and Adam style surround, creating a cosy atmosphere. Double doors lead through to the kitchen diner, a generously sized space perfect for entertaining. The kitchen area includes a selection of matching wall and base units, an integrated dishwasher, a sink with a mixer tap and drainer, preparation work surface, tiled flooring, and space for a cooker. A double glazed window overlooks the rear elevation, allowing plenty of natural light.

An opening leads to the dining area, which has ample space for a dining table set, with a double glazed door leading out onto the garden and two double glazed windows to the rear elevation.

A door from the kitchen diner opens into the utility room, which has space for a fridge freezer, additional base units with a worktop, space and plumbing for a washing machine, and a



wall-mounted gas boiler. The utility room also features a double glazed window to the rear elevation and a double glazed side access door leading onto the patio.

### First Floor

The staircase rises from the hallway to the landing, providing access to four bedrooms and the family bathroom. The master bedroom features a double-glazed window to the front elevation, a selection of built-in wardrobes, and offers ample space for a double bed. A door leads through to the en-suite shower room, which







includes a three-piece suite comprising a wash-hand basin with a mixer tap and vanity cupboards, a low-level WC, and a shower cubicle.

The second bedroom is another double room, with a double-glazed window to the rear elevation and built-in wardrobes. The third bedroom also has a double-glazed window overlooking the rear of the property.

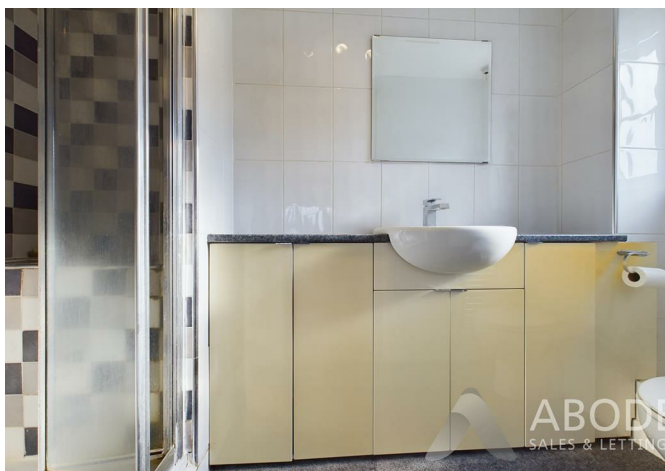
The fourth bedroom is currently set up as a home office but can easily serve as a bedroom and includes a double-glazed window to the front elevation.



The family bathroom is fitted with a modern suite, including a low-level WC, a wash-hand basin with a vanity unit beneath, a bath with a gravity shower over, fully tiled walls, and a double-glazed window with opaque glass to the side elevation.

#### Outside

The front of the property features a driveway providing ample parking, leading to the garage and a covered entrance porch. A laid lawn garden wraps around from the front to the side of the property.



At the rear, the enclosed garden includes a lawned area, a patio ideal for seating, and a pebbled section at the bottom of the garden with further seating space. The garden is enhanced by a variety of shrubs, bushes, trees, and plants, and is partially enclosed by timber fencing and a brick wall, offering both privacy and a peaceful outdoor space.













Floor 0

Approximate total area<sup>(1)</sup>

116.54 m<sup>2</sup>

1254.43 ft<sup>2</sup>



Floor 1

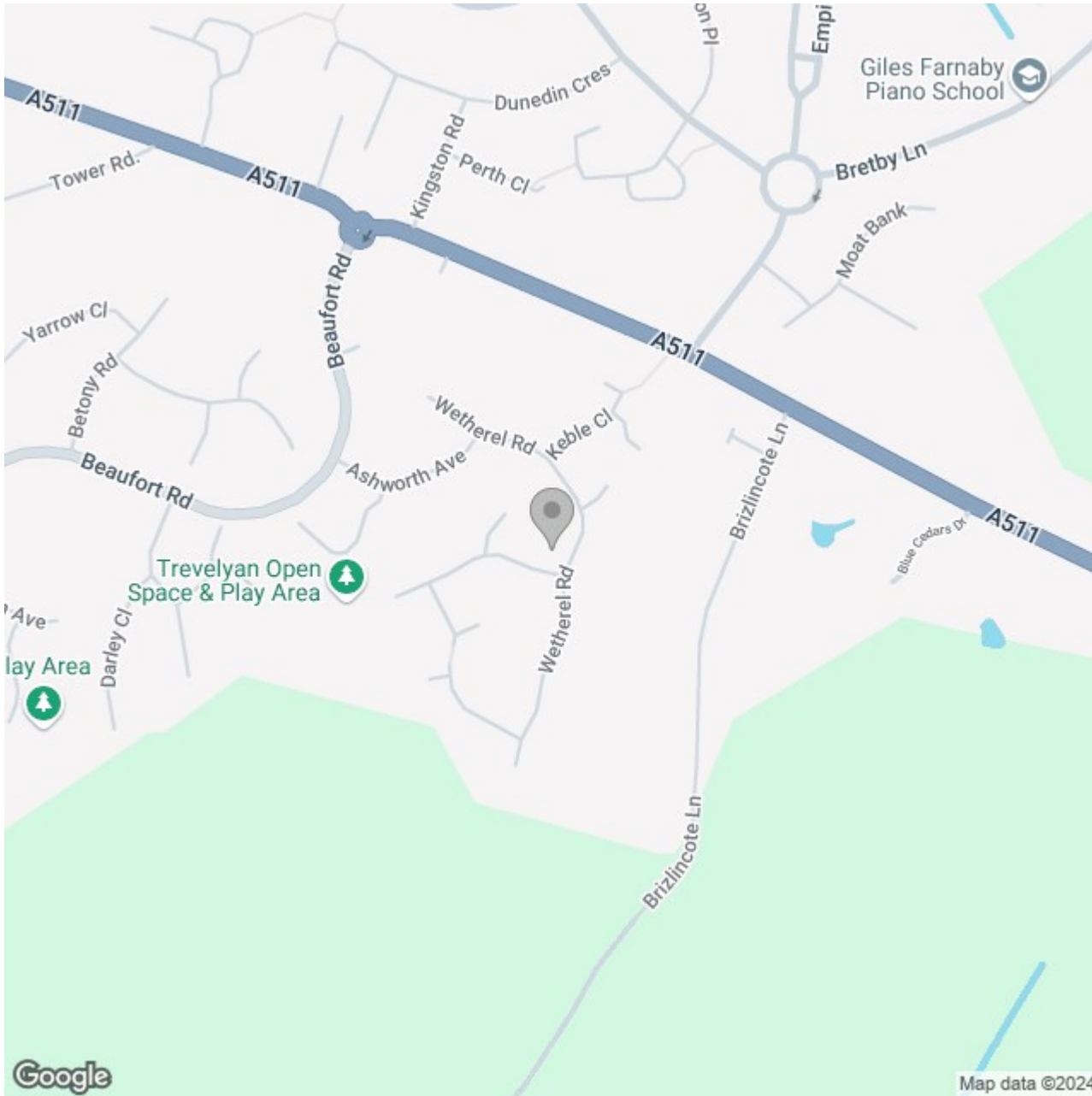
(1) Excluding balconies and terraces

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 are based on RICS IPMS 3C standard.

GIRAFFE360





## Energy Efficiency Rating

|   | Current                    | Potential   |
|---|----------------------------|---|
| Very energy efficient - lower running costs |                            |   |
| (92 plus) <b>A</b>                          |                            |   |
| (81-91) <b>B</b>                            |                            |   |
| (69-80) <b>C</b>                            |                            |   |
| (55-68) <b>D</b>                            |                            |   |
| (39-54) <b>E</b>                            |                            |   |
| (21-38) <b>F</b>                            |                            |   |
| (1-20) <b>G</b>                             |                            |   |
| Not energy efficient - higher running costs |                            |   |
| <b>England &amp; Wales</b>                  | EU Directive<br>2002/91/EC |  |