





Nestled in a quiet cul-de-sac, this executive detached home occupies a generous corner plot and enjoys views. The property boasts well-proportioned accommodation, including a bay-windowed breakfast kitchen, utility room, spacious lounge leading to a dining room and conservatory, and a guest cloakroom. Upstairs, the large landing provides access to four bedrooms, with the master bedroom featuring built-in wardrobes and an en-suite shower room. The family bathroom offers a modern white suite. Externally, the home benefits from a sweeping driveway, an attached garage, and an enclosed landscaped rear garden. Viewing is highly recommended to appreciate this wonderful home.



The home also has the benefit of solar panels - further information available on request.



## Accommodation

### Ground Floor

Upon entering through the open canopied entrance, the double-glazed leaded and stained-glass door leads to an impressive entrance hall, complete with solid oak flooring and a staircase rising to the first floor. The guest cloakroom features a low-level WC, a wall-mounted wash basin, and an obscure double-glazed window to the side elevation. The L-shaped breakfast kitchen offers a range of medium grey base and eye-level units with slate-effect worktops, a built-in electric oven, a four-ring gas hob with extractor, an integrated dishwasher, and dual sinks. The bay window allows natural light to flood the space. Adjacent, the utility room houses cream fronted units, plumbing for a washing machine, and an external side door.

The lounge is a highlight of the home, with a feature fireplace, a walk-in bay window to the rear elevation, and French doors opening to the patio. This space flows seamlessly into the dining room, which leads to the conservatory through French doors. The conservatory, with its tinted roof and sliding doors, provides a perfect spot to enjoy the garden.

### First Floor

The spacious landing, with loft access and a seating area, connects all four bedrooms. The master bedroom features built-in mirror-fronted wardrobes and a well-appointed en-suite shower room, comprising a pedestal wash basin, low-level WC, and a fully tiled shower enclosure with a thermostatic shower. Bedroom two benefits from fitted



oak-effect laminate flooring and enjoys views towards Brizlincote Hall. Bedrooms three and four are well-proportioned, with windows offering front and rear aspects, respectively. The re-fitted family bathroom boasts a P-shaped bath with a waterfall mixer tap, a thermostatically controlled shower, a vanity wash basin, a low-level WC, and extensive tiling, complemented by a heated towel radiator.

### Outside

To the front, a hard landscaped fore garden with gravel







and slate is accompanied by a double-width driveway, leading to the attached garage with an up-and-over door, electric lighting, and power. The rear garden, occupying a private corner plot, features two large seating areas, artificial lawn, and mature hedgerow and fencing for privacy. This well-designed space is ideal for outdoor entertaining and relaxation.







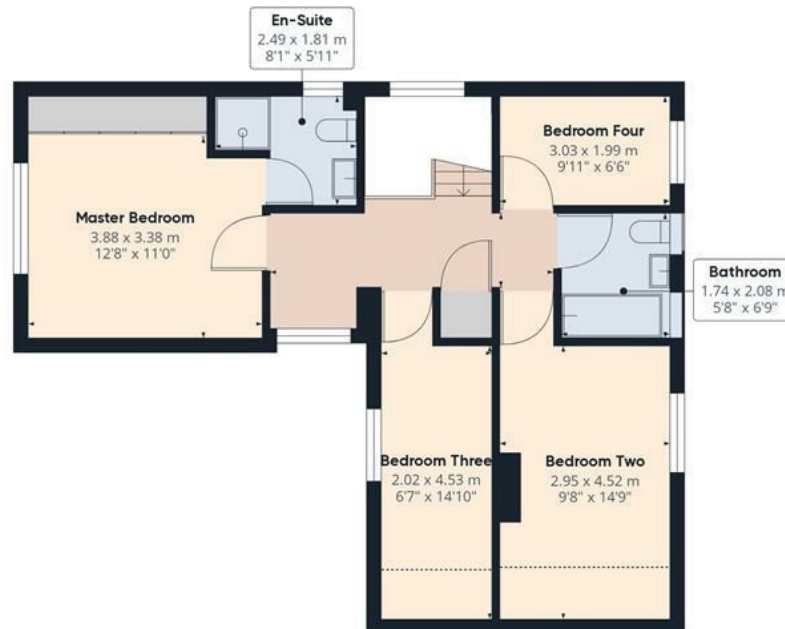








Floor 0



Floor 1

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

129.15 m<sup>2</sup>

1390.16 ft<sup>2</sup>

**Reduced headroom**

4.03 m<sup>2</sup>

43.38 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

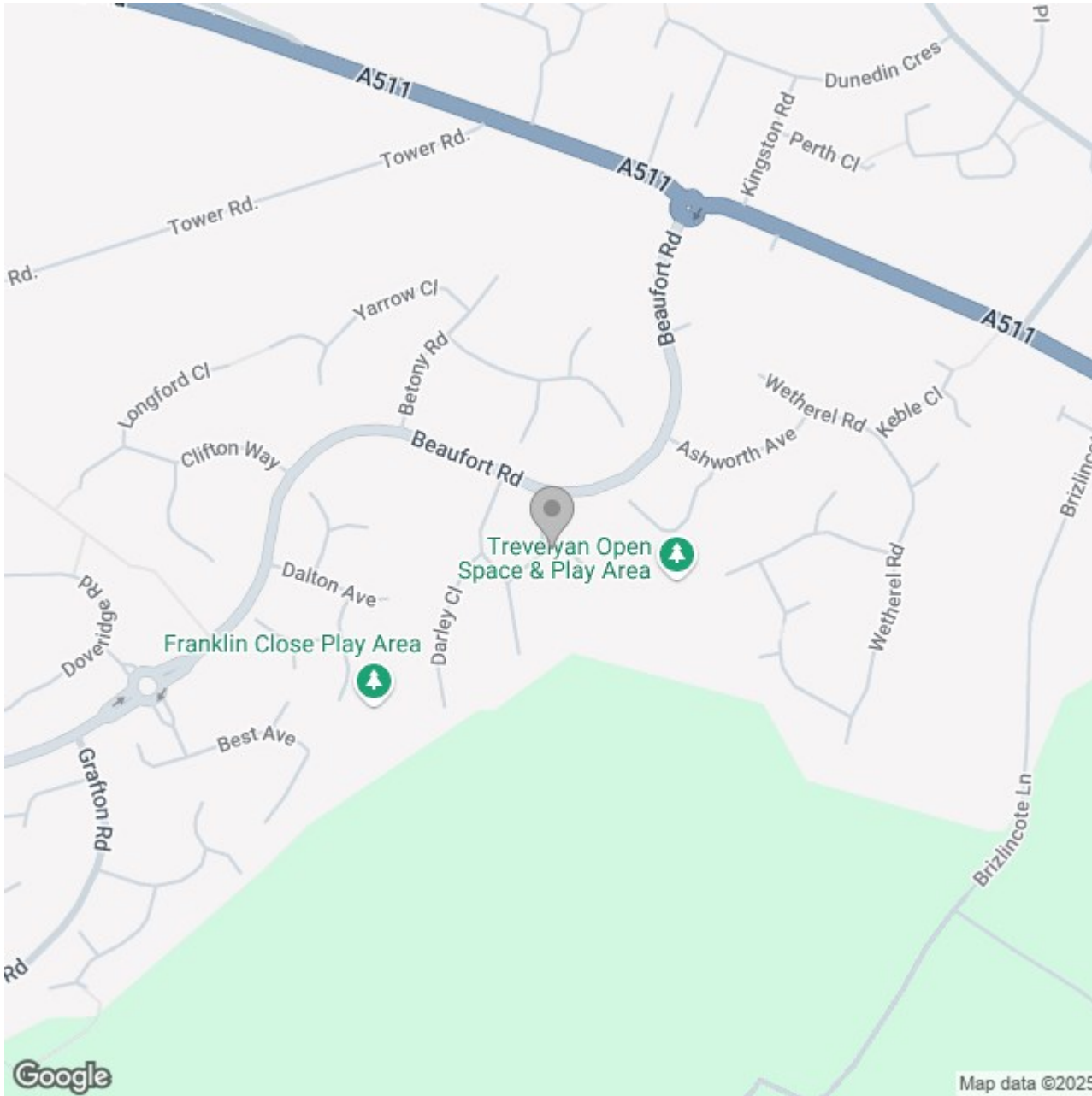
..... Below 1.5 m/5 ft

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 2002/91/EC	