





A beautifully presented and thoughtfully extended three-bedroom semi-detached home, located within the highly regarded Brizlincote Valley. This property has been significantly improved by the current owners and finished to a high standard throughout, offering a superb blend of modern open-plan living and well-proportioned accommodation. With extensive off-street parking via a block-paved driveway and a landscaped rear garden designed for low maintenance enjoyment, this is a turnkey home ideally suited to a range of buyers.



## Accommodation

### Ground Floor

The accommodation begins with a welcoming entrance hallway, finished with contemporary flooring and neutral décor, setting the tone for the rest of the home. From here, access is provided to a useful ground floor WC and into the main living areas.

The home has been transformed to create a stunning open-plan kitchen diner, which forms the heart of the home. This space has been finished to an excellent standard, featuring a range of modern units, integrated appliances, ample work surface space, and a breakfast bar seating area. The room comfortably accommodates a full dining suite and benefits from recessed spotlighting and a clean, contemporary finish throughout.

Flowing seamlessly from the dining area is the extended living space, which is bright and spacious, enhanced by roof lights and large bi-folding doors opening directly onto the rear garden. This creates a fantastic indoor-outdoor connection, ideal for both everyday living and entertaining.

### First Floor

To the first floor, the landing provides access to three well-proportioned bedrooms and a modern shower room.

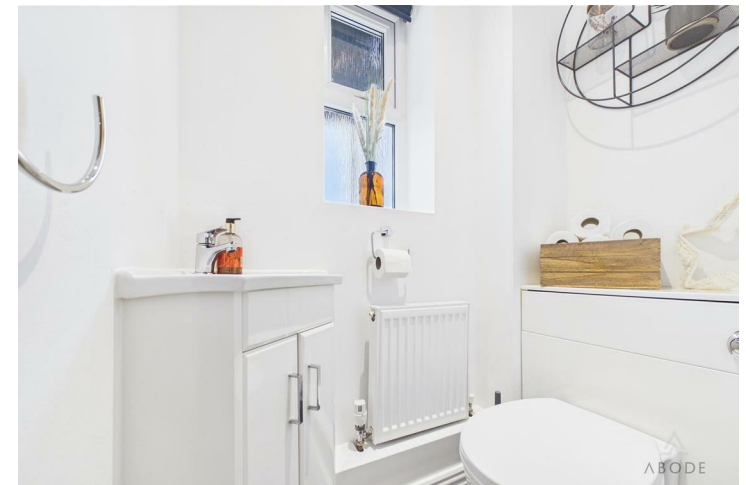
The main bedroom is a generous double room, beautifully presented with ample space for



additional furniture. Bedroom two is another good-sized double having fitted wardrobes, while bedroom three offers versatility as a single bedroom, nursery, or home office.

The shower room has been finished to a high specification, featuring contemporary tiling, a walk-in shower, wash hand basin, and WC, all presented in excellent condition.

### Outside



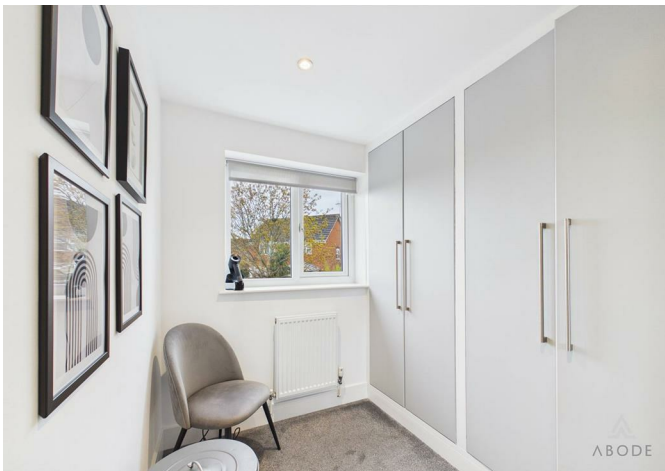




To the front and side, the property benefits from extensive off-street parking via a large block-paved driveway, providing ample space for multiple vehicles.

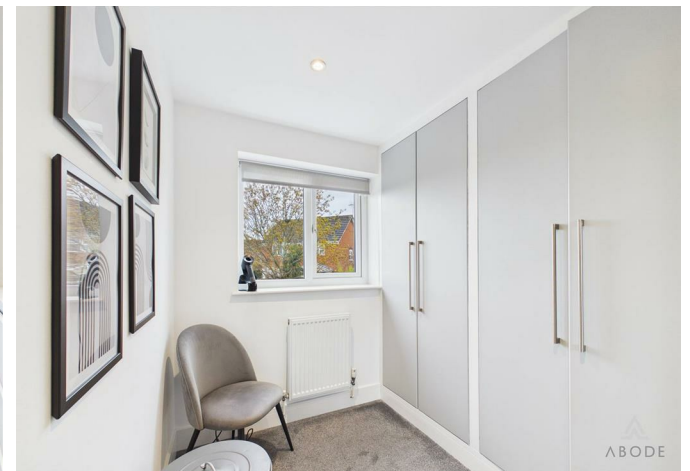
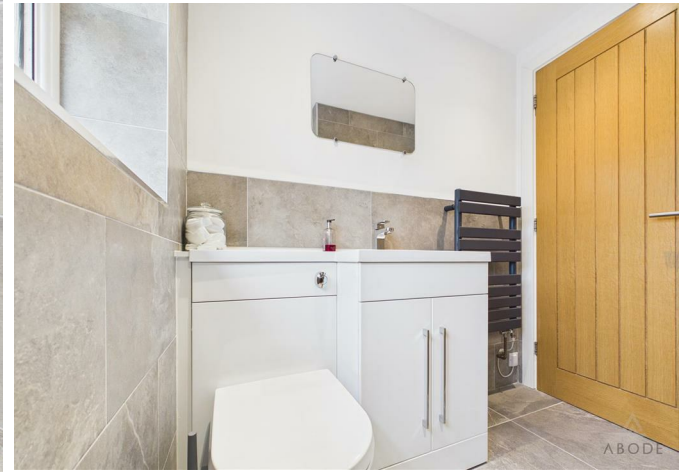
The rear garden has been landscaped to a high standard and designed with low maintenance in mind. It features a generous paved patio area, artificial lawn sections, and a raised decking seating area with pergola, creating multiple spaces for outdoor dining and relaxation. The garden is fully enclosed, offering a private and well-presented outdoor environment.

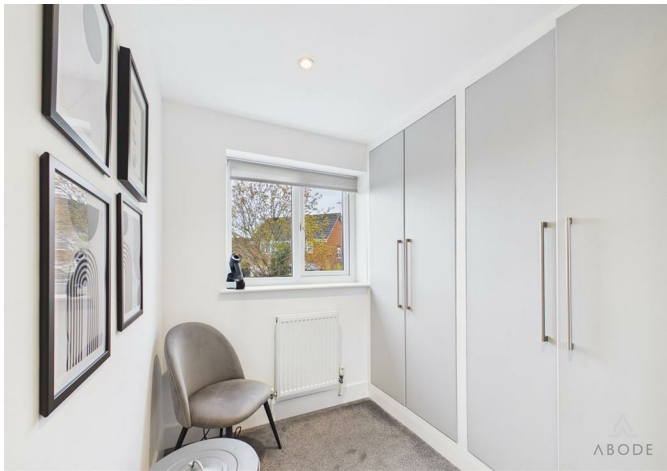
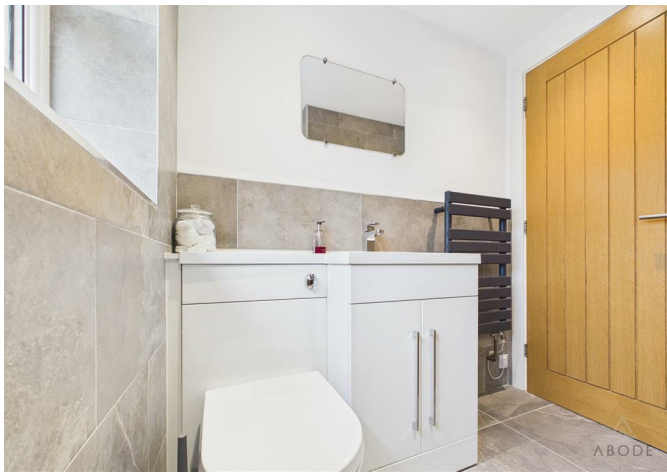


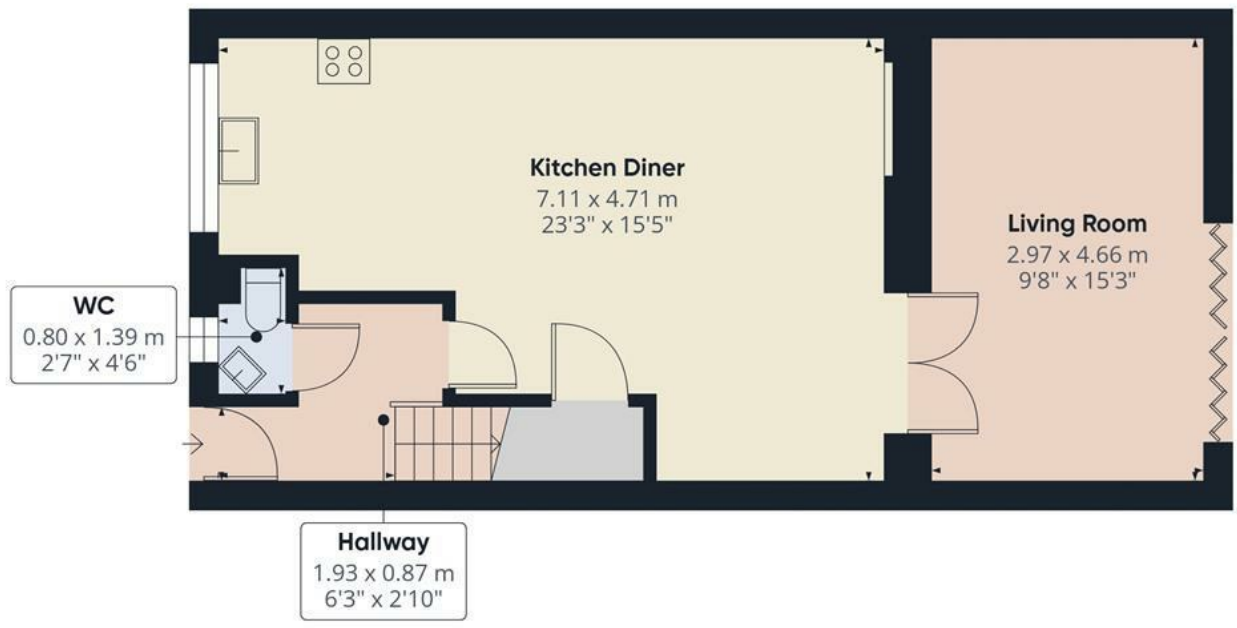




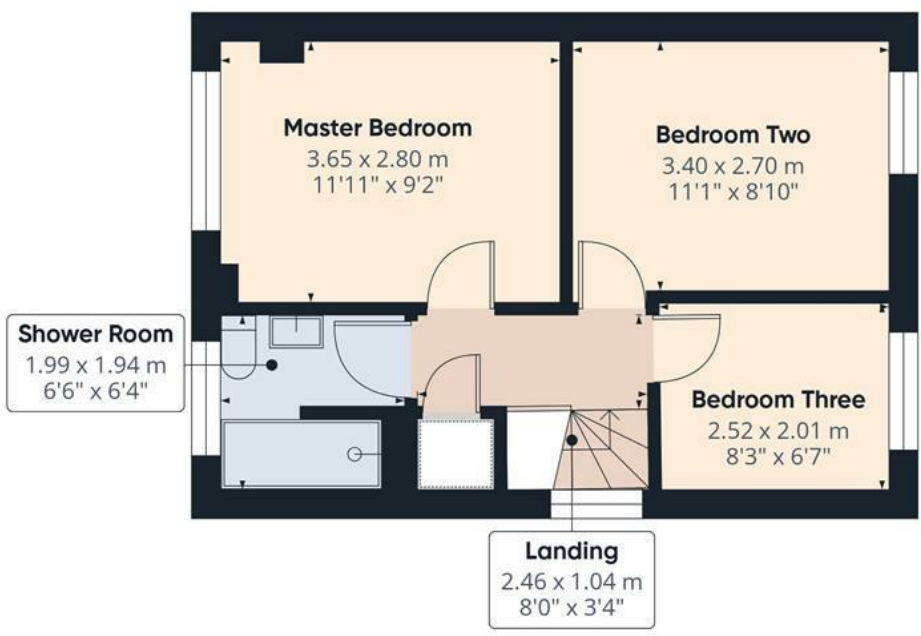








Floor 0



Floor 1

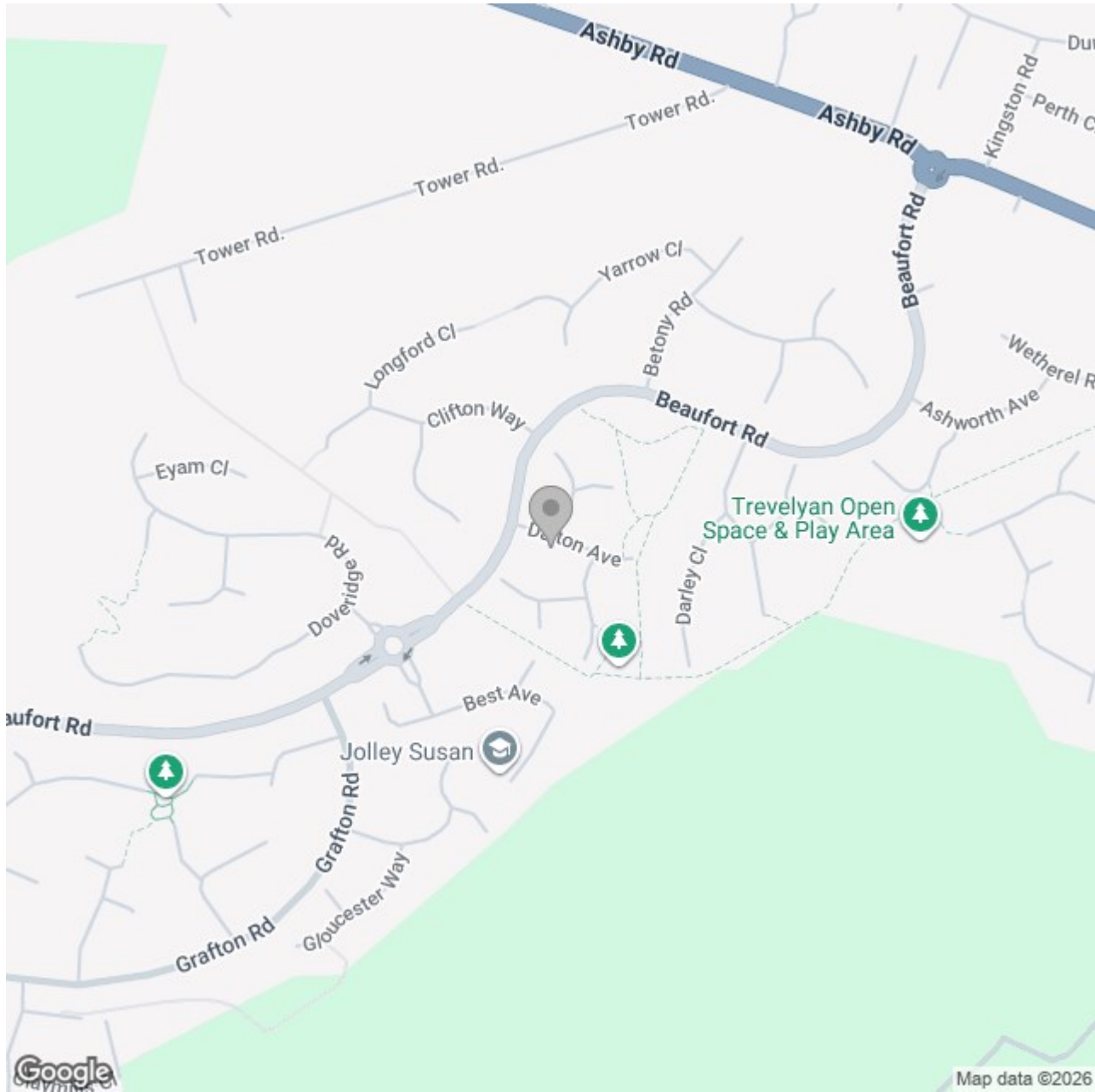


**Approximate total area<sup>(1)</sup>**  
77.8 m<sup>2</sup>  
839 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.





## 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	