



8 Ashworth Avenue, Brizlincote Valley, Burton on Trent, DE15 9GN



A modern detached family home set on a desirable cul de sac on Brizlincote Valley, benefitting from spacious and flexible interiors, four bedrooms and immaculate gardens backing onto picturesque woodland. Enjoying a peaceful position and a generous plot, the well presented interiors have been maintained and upgraded over the years to include new kitchen worktops and new bathrooms. The accommodation of this double fronted home is laid to reception hall, sitting room, dining room conservatory, breakfast kitchen, utility, bespoke fitted study and cloakroom to the ground floor, with four bedrooms (three doubles) off the first floor galleried landing, serviced by a master en suite and family bathroom. A generous frontage provides ample parking as well as access into the detached double garage, and to the rear are beautifully presented corner plot gardens with access to a useful potting shed. The property is serviced by mains has central heating and double glazing and

benefits from a pleasant open outlook to the front and a southerly aspect to the rear.

Just a short way from the centre of Burton on Trent, this superb family home enjoys a peaceful position on Brizlincote Valley. The location combines the ideals of convenient access to local amenities with being within easy reach of stunning Staffordshire countryside, with the Peak district lying just beyond. There are an excellent range of amenities in Burton on Trent including shopping centres, leisure facilities, restaurants and a cinema, all just a short drive away. The property lies within catchment for the Tower Primary and Paulet High School. The location is ideally placed for commuter routes such as the A511, A444, A38, M6 and M6 Toll roads with further public transport available nearby including a rail station with links to Derby, Birmingham and beyond. The international Airports of Birmingham and East Midlands are also both within an easy drive.



- Double Fronted Detached Home
- Superb Family Accommodation
- Two Reception Rooms
- Conservatory
- Breakfast Kitchen & Utility
- Bespoke Fitted Study
- Reception Hall & Cloakroom
- Four Bedrooms (Three Doubles)
- Master En Suite & Bathroom
- Immaculate Gardens
- Double Garage & Ample Parking
- Potting Shed/Gym
- Woodlands Aspect to Rear

Reception Hall 2.69 x 2.27m (approx 8'9 x 7'5)
With stairs rising to the first floor and doors off into:

Sitting Room 5.91 x 3.47m (approx 19'4 x 11'4)
A spacious reception room having a bay window to the front and a gas fire inset to marble fireplace with carved wood mantle. Double doors lead into:

Dining Room 3.46 x 3.38m (approx 11'4 x 11'0)
With a door into the **Kitchen**, a window to the side and sliding doors into:

Conservatory 4.0 x 3.62m (approx 13'1 x 11'10)
With windows overlooking the gardens and double doors opening out to the rear

Breakfast Kitchen 4.32 x 4.53, 2.8m (approx 14'1 x 14'10, 11'0)
The kitchen is fitted with a range of wall and base units with complementary worktops over, housing an inset one and a half sink with side drainer, space for a fridge freezer and integral appliances including dishwasher, double oven, electric hob and fridge. There is a fitted worktop providing a breakfast bar and the kitchen has a window to the rear and a door into:

Utility
With a door to the rear gardens, fitted wall and base units and having spaces for both a washing machine and tumble dryer

Study 2.3 x 2.2m (approx 7'6 x 7'2)
With a range of bespoke fitted storage and desk space and a window to the front with security shutter

Cloakroom
Fitted with wash basin and low level WC, with an obscured window to the side





Stairs rise to the first floor **Galleried Landing**, having a feature leaded stained glass window to the front and doors off into the **Airing Cupboard** and:

Master Bedroom 4.17 x 3.54m (approx 13'8 x 11'7)
A good sized principal bedroom having window to the rear, two double fitted wardrobes and a door into:

En Suite 1.95 x 1.91m (approx 6'4 x 6'3)
Comprising wash basin set to vanity unit, low level WC and shower cubicle, with tiled flooring, tiling to walls, a heated towel rail and an obscured window to the rear

Bedroom Two 3.61 x 3.46m (approx 11'10 x 11'4)
With a window to the front, two double fitted



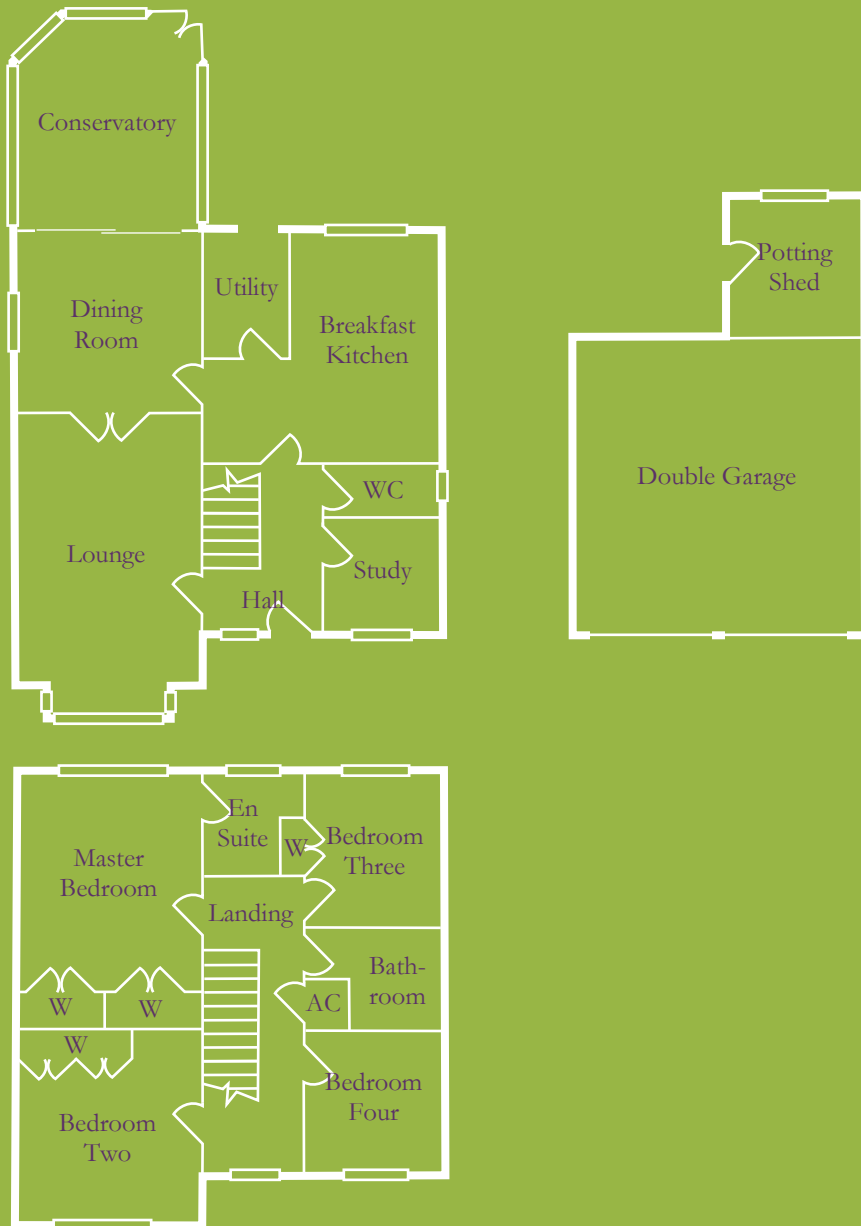
wardrobes and fitted drawers

Bedroom Three 2.92 x 2.49m (approx 9'7 x 8'2)
A third double bedroom having window to the rear and a double fitted wardrobe

Bedroom Four 2.55 x 2.08m (approx 6'9 x 8'4)
Having a window to the front aspect

Bathroom 2.29 x 1.94m (approx 7'6 x 6'4) – max
Fitted with wash basin, low level WC and bathtub with shower unit over, with tiled flooring, tiling to splash backs, a heated towel rail and an obscured window to the side





Outside

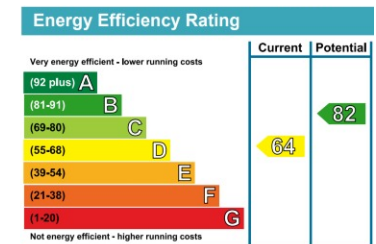
The property is set back from the lane beyond a generous tarmac driveway providing ample parking and access into the garage. There are well tended gardens to the front, pathways lead to the front door and gated access opens into the rear garden

Double Garage 5.42 x 5.31m (approx 17'9 x 17'5)

With twin up and over entrance doors and a courtesy door into the rear garden

Gardens

The immaculate gardens are presented to a superb standard and are laid to a block paved terrace, shaped lawns and mature borders. The garden enjoys much privacy to all sides and back onto an area of protected woodland. To the rear of the property is lighting and a water point and attached to the garage is a useful **Potting Shed** 2.58 x 2.54m (approx 8'5 x 8'4) ideal for conversion into a gym



General note: Whilst we endeavour to make our sales details accurate and reliable, if there is any point, which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.

Measurements: Please note that our room sizes are now quoted in metres on a wall-to-wall basis. The imperial equivalent is only intended as an approximate guide for those of our applicants who may not yet be fully conversant with the metric measurements.

Consumer Protection Regulations: Any prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of any statements or information in these particulars, we have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor.

Due to a change in legislation from 1st March 2004 we are required to check the identification of vendors before proceeding to market any property, and purchasers on acceptance of an offer and before we can instruct solicitors to proceed. This is a legal requirement and applies to all Estate Agents.