



9 Luton Mews, Brizlincote, Burton on Trent, DE15 9PN





Enjoying an established corner plot with rural views to all sides is this executive detached home, benefitting from contemporary open plan living, five double bedrooms and a peaceful position to be appreciated from the first floor balcony. Completed in 2021 by the reputable Strata Homes, this modern family home benefits from a further 9 years NHBC warranty and has been upgraded throughout to include integral kitchen appliances, Villeroy & Boch bathroom suites, LED lighting and bespoke wardrobes. The interiors comprise briefly double height reception hall, lounge, open plan living and dining kitchen, utility and cloakroom to the ground floor, with five bedrooms to the first floor serviced by a family bathroom, master and guest en suites. The

principal bedroom also benefits from a private balcony enjoying far-reaching views. Outside, there is parking to the fore of the double garage, with the option to extend the drive if required. The property is set on a generous corner plot overlooking countryside and woodland views, and the gardens enjoy a good degree of privacy and offer potential for further landscaping, or to extend the property (STPP).

Set just a short way from the centre of Burton on Trent, this superb family home enjoys a peaceful position on a private lane off the popular residential Brizlincote Valley area. The location combines the ideals of convenient access to local amenities with close proximity to stunning Staffordshire countryside, with the

Peak district lying just beyond. There are an excellent range of amenities in the market town of Burton on Trent including shopping centres, leisure facilities, restaurants and a cinema, all being a short drive from the property, and a park and playing field can be found opposite Luton Mews. 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.

- Executive Detached Family Home
- Superb Corner Plot with Open Views
- Secluded & Tranquil Setting on Private Lane
- Open Plan Living & Dining Kitchen
- Lounge, Utility & Cloakroom
- Reception Hall & Galleried Landing
- Five Double Bedrooms & Bathroom
- Master & Guests with En Suites & Wardrobes
- Balcony with Idyllic Views
- Corner Plot Gardens
- Ample Parking & Double Garage
- Countryside Views to all Aspects
- 9 Years NHBC Warranty
- Potential to Extend (STPP)
- Well Placed for Local Amenities & Commuter Routes





**Reception Hall** 4.92 x 1.96m (approx. 16'1 x 6'5)

An impressive welcome to this executive home, having tiled flooring, staircase rising to the part galleried landing and a vaulted ceiling with feature window to the front. Impressive tall ceilings extend throughout the property and doors from the hall opens into a useful understairs storage cupboard and into:

**Lounge** 6.05 x 3.75m (approx. 19'10 x 12'3)

A beautifully presented and spacious formal reception room having full height window to the front enjoying a pleasant rural outlook

**Open Plan Living & Dining Kitchen** 10.7 x 4.04m (approx. 35'2 x 13'3)

A stunning space extending the full width of the property, formed by a contemporary kitchen, formal dining space and family room. The **Kitchen** comprises a range of wall and base units with complementary worksurfaces over, housing upgraded integral appliances including Hotpoint dishwasher, fridge, freezer, Neff double oven and Neff induction hob. There is a window to the rear aspect, a breakfast bar is housed to one side and tiled floor leads into the **Dining Area** where double doors open out to the gardens. The **Family Room** has a window to the rear aspect and a traditional wood burning stove

**Utility** 2.12 x 1.8m (approx. 6'11 x 5'10)

Fitted with units coordinating with those of the kitchen housing spaces for both a washing machine and tumble dryer, with tiled flooring and a door out to the side aspect

**Cloakroom**

Fitted with an upgraded Villeroy & Boch suite having pedestal wash basin and WC, with tiled flooring and a chrome heated towel rail









Stairs rise to the first floor **Galleried Landing**, having loft access point, a door to the **Airing Cupboard** and further doors into:

**Master Suite** 4.95 x 4.2m (approx. 16'3 x 13'8)

A stunning principal bedroom having a range of bespoke fitted wardrobes and double doors opening out to the fabulous **Balcony**, with composite decking and a glazed balustrade, all overlooking stunning views. With private use of:

**En Suite** 3.2 x 1.32m (approx. 10'5 x 4'3)

Comprising an upgraded Villeroy & Boch suite having pedestal wash basin, WC and large shower with rainfall and handheld attachments, having tiled flooring, tiled walls and a chrome heated towel rail

**Bedroom Two** 3.74 x 3.66m (approx. 12'3 x 12'0)

Another spacious bedroom having window to the front aspect enjoying countryside views, a range of bespoke fitted wardrobes and a door into:

**En Suite** 1.7 x 1.16m (approx. 5'6 x 3'9)

Fitted with villeroy & Boch suite with pedestal wash basin, WC and shower with rainfall and handheld attachment, having tiled flooring, tiled walls, a chrome heated towel rail and an obscured window to the side

**Bedroom Three** 3.6 x 3.15m (approx. 11'10 x 10'4)

Having window to the rear with countryside views

**Bedroom Four** 3.42 x 3.42m (approx. 11'2 x 11'2)

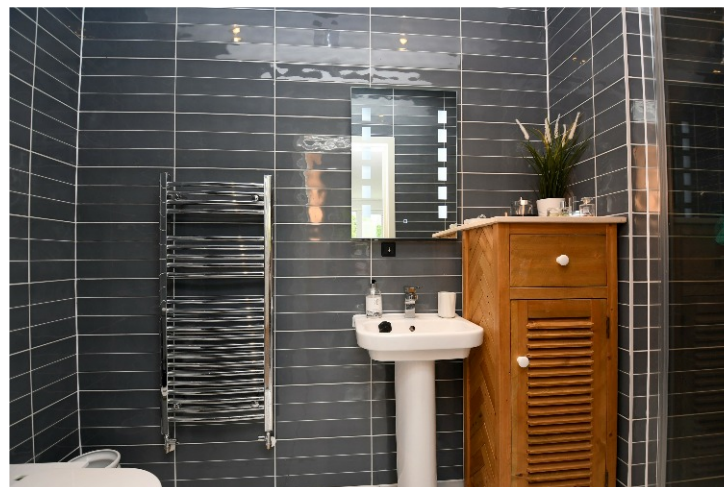
With a window to the rear enjoying rural views

**Bedroom Five** 3.53 x 2.77m (approx. 11'6 x 9'1)

A fifth double bedroom having window to the rear aspect with views

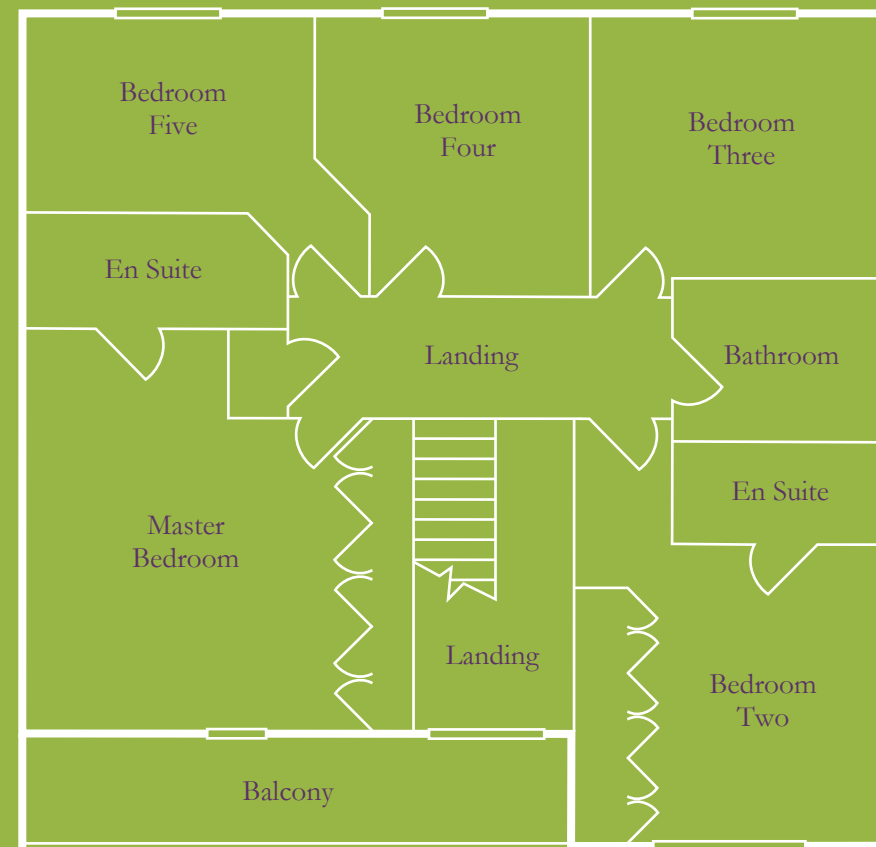
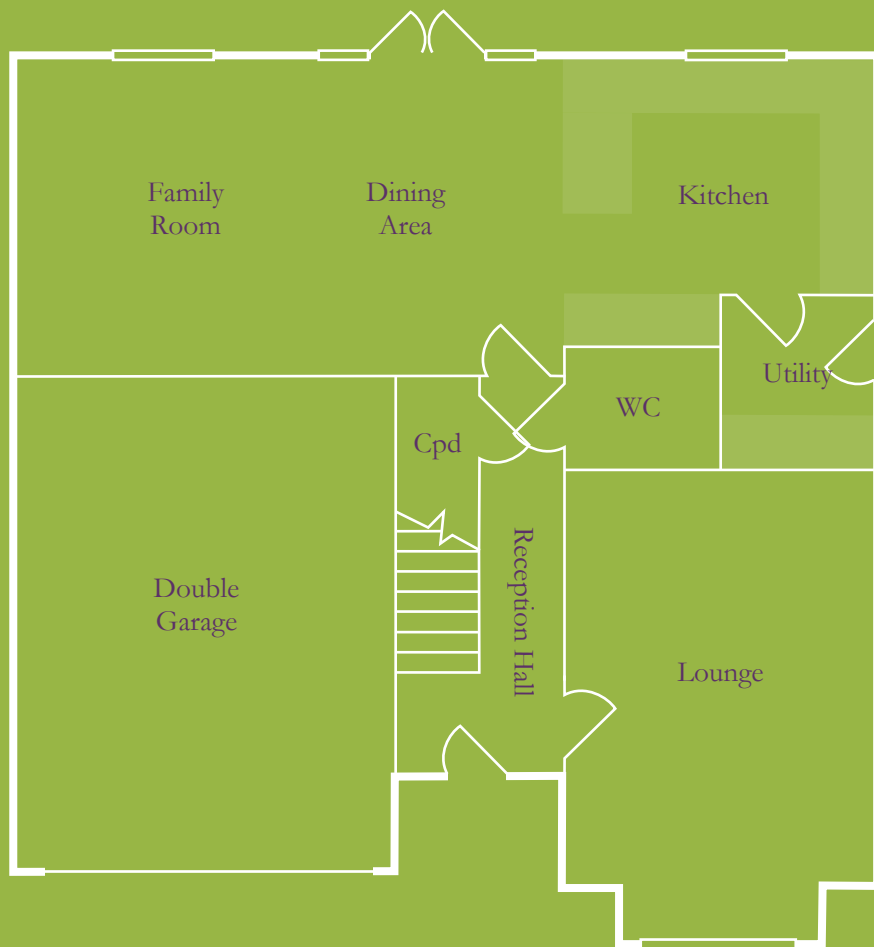
**Family Bathroom** 2.6 x 1.95m (approx. 8'5 x 6'4)

Fitted with a Villeroy & Boch suite having pedestal wash basin, WC and bathtub with shower over, with tiled flooring, tiled walls, a chrome heated towel rail and an obscured window













## Outside

The property is set along a private lane servicing two other executive homes. Being the last on the lane, the property sits on a generous garden plot having countryside and woodland views, with a block paved drive providing off road parking to the front as well as access into the **Double Garage** 5.1 x 4.8m (approx. 16'8 x 15'8). There is an electric vehicle charger point to one side, lawned gardens offer potential to extend the parking area and gated access opens into the rear garden

## Corner Plot Gardens

Gardens extend to the side and rear of the property, being laid to lawns and a raised deck terrace. The garden benefits from a good degree of privacy, has an attractive open aspect to all sides and has ample space to extend as desired (STPP)



Score	Energy rating	Current	Potential
92+	A		93   A
81-91	B	86   B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**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 2014 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.