



Downways, 3 Brizlincote Lane, Burton on Trent, DE15 0PR



Enjoying an established 0.25 acre garden plot and a handsome traditional exterior is Downways, an individual detached 1930s residence benefitting from extended and modernised interiors, four double bedrooms and a desirable setting overlooking stunning views. Showcasing a wealth of traditional character features throughout, this individual detached home has been extended and upgraded to create a generous family home, retaining a wealth of character features including original doors, panelling and a stunning feature window to the landing. The interiors comprise briefly of recessed porch

leading to central reception hall, two spacious reception room plus large conservatory, contemporary open plan dining kitchen and cloakroom to the ground floor, with four double bedrooms to the first floor serviced by a family bathroom. the principal suite also benefits from an en suite bathroom and a private walk in wardrobe. Outside, Downways is set back from the lane beyond a generous block paved driveway providing parking for a number of vehicles also having access to the large garage. The immaculately tended rear gardens extend to a generous 0.25 acre and offer a tranquil space to enjoy the open countryside views to the rear

the property benefit from. Downways is serviced by mains gas central heating (2020 boiler) and double glazed windows.

Downways lies on the secluded Brizlincote Lane, a desirable location home to a variety of traditional residences and contemporary homes. The location is conveniently positioned for amenities in the nearby market town of Burton on Trent, where there are shopping centres, restaurants, supermarkets and an array of other leisure and convenience amenities including the Trent Washlands, a haven for wildlife set on the banks of the river

Trent. A location well placed for commuters, there are swift links to the A38, A511, A50 and M6 Toll giving access to cities including Derby, Ashby, Nottingham and Birmingham, and regular rail links are available from the local Train Station giving direct travel to Derby and Birmingham. The area is well served by local primary and secondary schools, with nearby independent schools including Repton, Derby High, Derby Grammar and Abbotsholme all being within an easy drive.



- Traditional Detached Residence
- Generous 0.25 Acre Plot with Open Outlook
- Generously Proportioned Family Interiors
- Modern Open Plan Dining Kitchen
- Three Reception Rooms
- Reception Hall & Cloakroom
- Four Double Bedrooms
- Master En Suite & Walk in Wardrobe
- Family Bathroom
- Large Garage & Ample Parking
- Established Rear Gardens with Orchard
- Pleasant Rural Views to Rear
- Mains Gas Central Heating & Double Glazed Windows
- Secluded Setting on Popular Lane
- Well Placed for Local Amenities, Commuter Roads & Rail Travel

A recessed storm porch leads to the solid oak entrance door, which leads into the **Reception Hall**, having oak flooring, stairs rising to the first floor with storage beneath and traditional panelling. Character doors open into:

Lounge 3.73 x 5.33m (approx. 12'3" x 17'6")

A spacious living room having dual aspect windows and an attractive inglenook fire with feature windows and a gas fire wood burner effect stove

Dining Room 3.65 x 3.33m (approx. 12'0" x 10'11")

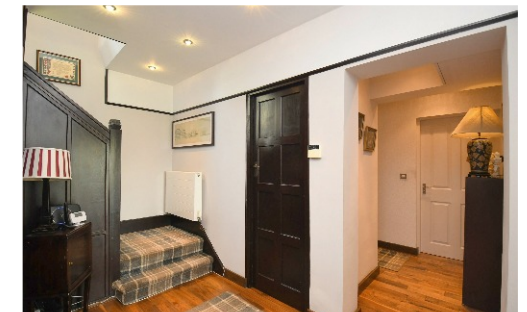
A spacious reception room having a window to the rear aspect and a traditional fireplace. Double doors open into:



Conservatory 7.86 x 2.72m (approx. 25'9" x 8'11")
 A versatile reception room having windows to three sides, tiled flooring and two sets of double doors. The conservatory enjoys a most idyllic outlook over the gardens and views beyond

Open Plan Family Dining Kitchen
 A door from the hallway opens into the **Dining Area** 3.11m x 3.58m (approx. 10'2" x 11'9"), where double doors overlooking idyllic views and open out to the rear aspect. Tiled flooring extends into the **Kitchen** 4.8 x 4.4m (approx. 15'9" x 14'5"), which is fitted to a superb standard with a range of contemporary base and full height units with Corian worksurfaces over, housing an inset sink with side drainer and integrated appliances including dishwasher, double oven, fridge and freezer. There is space for an American fridge freezer and the central island unit which houses a separate sink and an integrated induction hob also provides a breakfast bar. The kitchen has electric under floor heating, a window to the rear and a ceiling mounted extractor fan

Guests Cloakroom
 Comprising a traditional suite having wash basin set to vanity unit and WC





Stairs rise to the first floor **Landing**, having a full height feature window to the front aspect. Original doors open into:

Master Bedroom 4.8 x 4.4m (approx. 15'9" x 14'6")
A spacious principal bedroom having window to the rear aspect, a range of fitted wardrobes and

En Suite Bathroom 2.73 x 2.58m (approx. 8'11" x 8'6")
A modern suite comprises wash basin set to vanity unit, WC, bathtub and separate walk in shower, with tiled walls, an obscured window, electric under floor heating and a chrome heated towel rail

Bedroom Two 4.57 x 3.73m (approx. 15'0" x 12'3")
A spacious double bedroom having dual aspect windows and a range of fitted bedroom furniture including wardrobes

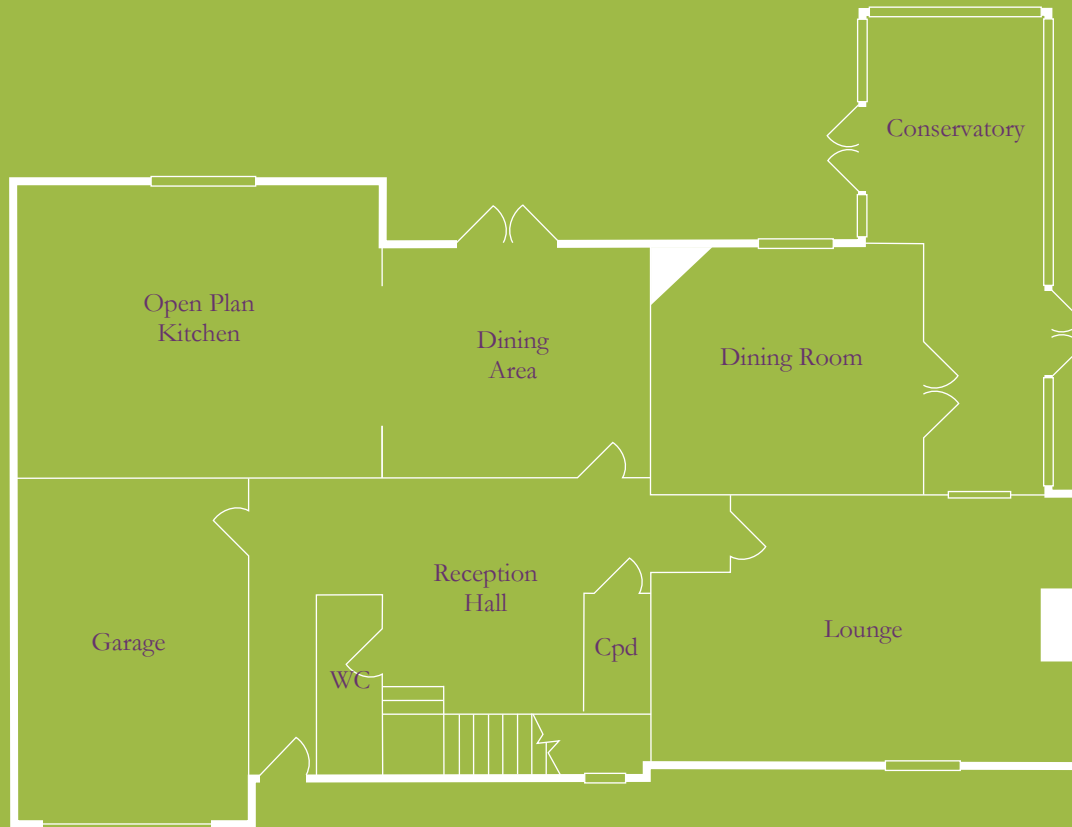
Bedroom Three 3.65m x 2.74m (approx. 12'0" x 9'0")
Another double room having window to the rear aspect and a range of fitted wardrobes and drawers

Bedroom Four 3.33 x 2.44m (approx. 8'0" x 10'11")
A fourth double room having window to the rear

Family Bathroom 2.55 x 2.42m (approx. 8'4" x 7'11")
Comprising pedestal wash basin, WC, freestanding clawfoot bathtub and double shower, with half tiled walls, a heated towel rail and a window to the front









Outside

Downways is set back from the lane beyond a pillared entrance with mature foliage providing privacy to the front. The sweeping block paved driveway provides parking for number of vehicles as well as access into the garage, and there are beautifully tended foregardens to one side

Garage 4.95 x 3.6m (approx. 16'2" x 11'9")

A large single garage, having manual entrance door, power, lighting and a window to the side. the garage also houses a useful **Utility Space**, having fitted base units and spaces for a washing machine and tumble dryer

Stunning Gardens

Extending to **0.25 Acre**, the established rear gardens enjoy a most idyllic outlook over open countryside and have been landscaped to an excellent standard. An elevated deck has steps leading down to extensive lawns edged with neatly stocked borders, and a charming pond lies to one side. A paved walkway leads to the end of the garden where there is another paved terrace, and an arbour leads down to a small orchard housing a timber garden shed. Gated access to both sides of the property leads to the front and there is exterior lighting, power and a water point



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	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 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.