





Situated within the sought-after Brizlincote Valley, this extensively extended four-bedroom detached family home offers a spacious and versatile living environment. Designed for modern family living, the property features a bright and airy reception hall, a study, a bay-windowed sitting room, and an impressive open-plan living, dining, and kitchen area, complete with a utility room and guest cloakroom. The first floor hosts four well-proportioned bedrooms, with the master bedroom benefiting from an en-suite, while three of the bedrooms include built-in wardrobes. A family bathroom completes the accommodation. Externally, an expansive block-paved driveway provides ample off-road parking, while the tiered landscaped rear garden boasts lawned and seating areas, ideal for relaxation and entertaining.



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Accommodation

Ground Floor

Entering through a contemporary composite door, the reception hall welcomes you with engineered oak flooring and a modern vertical radiator, seamlessly leading into a study with a double-glazed window to the side. The inner hallway provides access to a useful cloaks cupboard, a stylish guest cloakroom, and a staircase rising to the first floor. The front sitting room enjoys a walk-in bay window, creating a bright and inviting space, while sliding oak doors open into the show-stopping open-plan living, dining, and kitchen area. This stunning space is fitted with high-quality navy cabinetry with bronze accents, Bosch integrated appliances, and a central island, all illuminated by bi-fold doors leading to the garden and a bank of roof lights. Adjacent to the kitchen, the utility room provides additional storage, plumbing for appliances, and access to the rear garden.

First Floor

The landing provides access to four well-proportioned bedrooms, a family bathroom, and an airing cupboard for additional storage. The master bedroom is a spacious retreat, benefiting from a bank of five built-in wardrobes and a modern en-suite shower room, which features a quadrant shower enclosure with a thermostatically controlled shower, a pedestal wash basin, a low-level WC, a heated chrome ladder towel radiator, and an obscure double-glazed window to the front elevation.



Bedroom two is a generously sized double room with a double-glazed window to the front elevation, a central heating radiator, and a useful overstairs storage cupboard. Bedroom three, also a double, offers a double-glazed window to the rear elevation and a central heating radiator, while bedroom four, a well-sized single, enjoys views over the rear garden through a double-glazed window and features a central heating radiator.

The family bathroom is well-appointed with a three-piece suite, including a panelled bath, pedestal wash basin, and





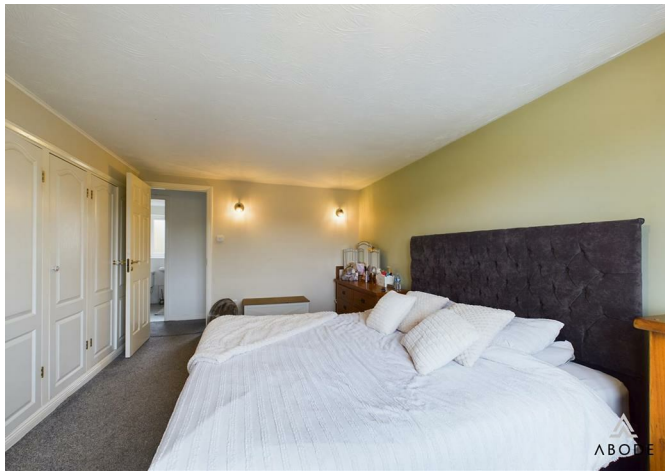


low-level WC, complemented by half-height tiling to two walls. Additional features include a heated chrome ladder towel radiator, a fitted shaver point, an extractor fan, and an obscure double-glazed window to the rear elevation.

Outside

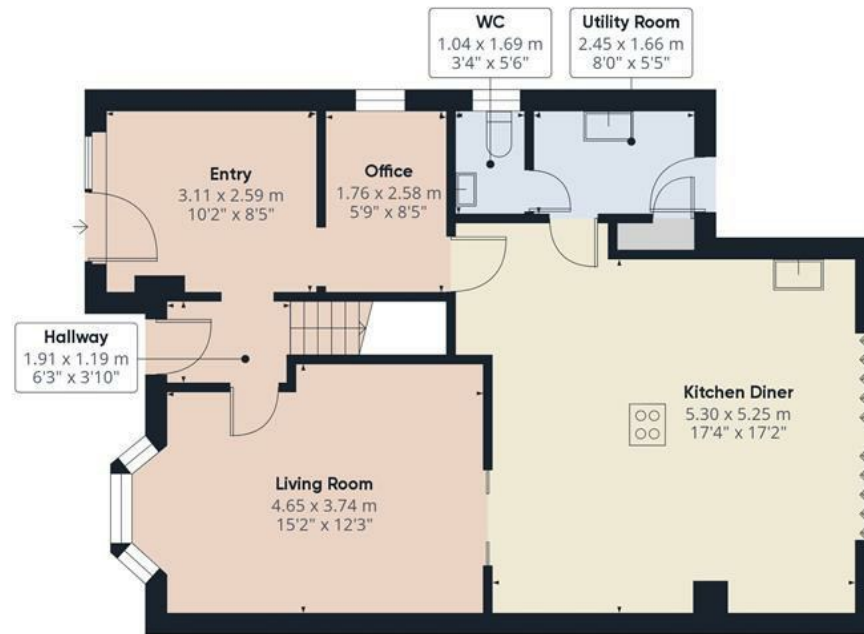
The property is approached via a sweeping block-paved driveway, offering ample parking for three to four vehicles. A side gate provides access to the rear garden, which has been thoughtfully landscaped to create a versatile outdoor space. The tiered garden features a lawned area and a dedicated soft play section, ideal for families. Steps lead to decked and paved patio areas, providing multiple options for outdoor seating and entertaining. At the far end of the garden, a gravelled seating area offers a tranquil retreat, perfect for relaxation. The garden is enclosed for privacy and designed for both practicality and enjoyment.











Floor 0



Floor 1

Approximate total area¹⁾

126.39 m²

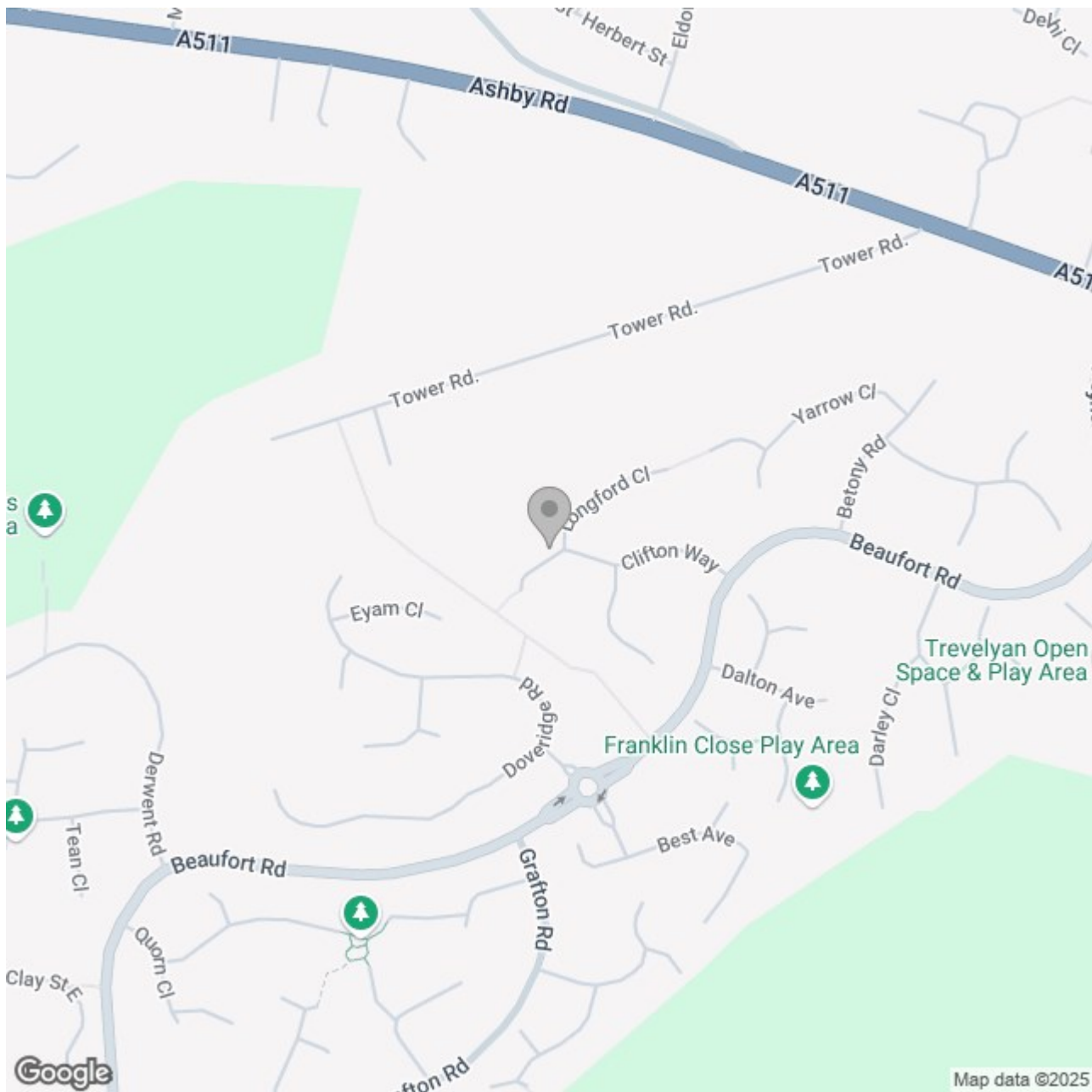
1360.47 ft²

(1) Excluding balconies and terraces.

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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 