







**\*\*ON A SUBSTANTIAL PLOT\*\***

A Spacious Three-Bedroom Detached Bungalow in a Prestigious Location. Set on the highly sought-after Brizlincote Lane, this generously proportioned three-bedroom detached bungalow offers a rare opportunity to acquire a home in one of Burton-on-Trent's most desirable residential settings. Enjoying a high degree of privacy and seclusion, the property occupies a substantial plot, approximately 0.4 of an acre, with mature gardens and ample off-street parking.



  
**ABODE**  
 SALES & LETTINGS



## Accommodation

Internally, the bungalow features a superb open-plan kitchen and living area—an ideal social space for modern living, with a fitted kitchen, breakfast bar, and a spacious seating area enjoying views over the garden through double glazing and French doors. A separate sunroom adds further versatility and connects beautifully to the garden.

The accommodation includes three well-proportioned bedrooms. The master bedroom benefits from its own en-suite shower room, while the remaining bedrooms are served by a well-appointed family bathroom complete with bath, separate shower, WC, and bidet. A separate WC cloakroom is also accessed off the sunroom. The property is fully double glazed and benefits from gas central heating throughout.

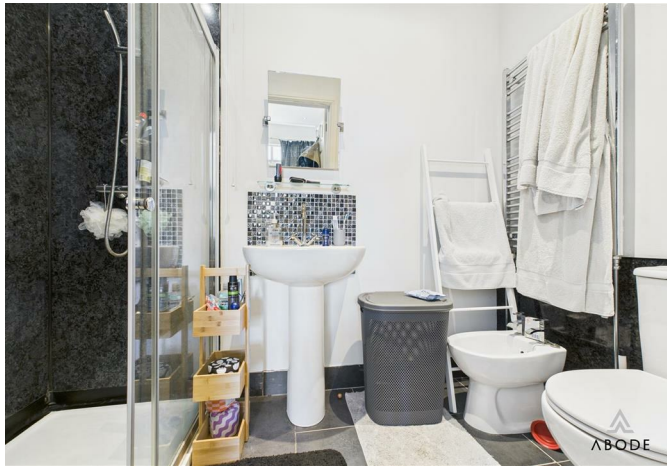
Externally, the plot boasts an expansive rear garden mainly laid to lawn, with a patio area ideal for outdoor entertaining. To the front, a long driveway leads to the property, offering extensive off-street parking for multiple vehicles and access to a detached garage.

























Approximate total area<sup>1)</sup>

112.28 m<sup>2</sup>

1208.59 ft<sup>2</sup>

(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.

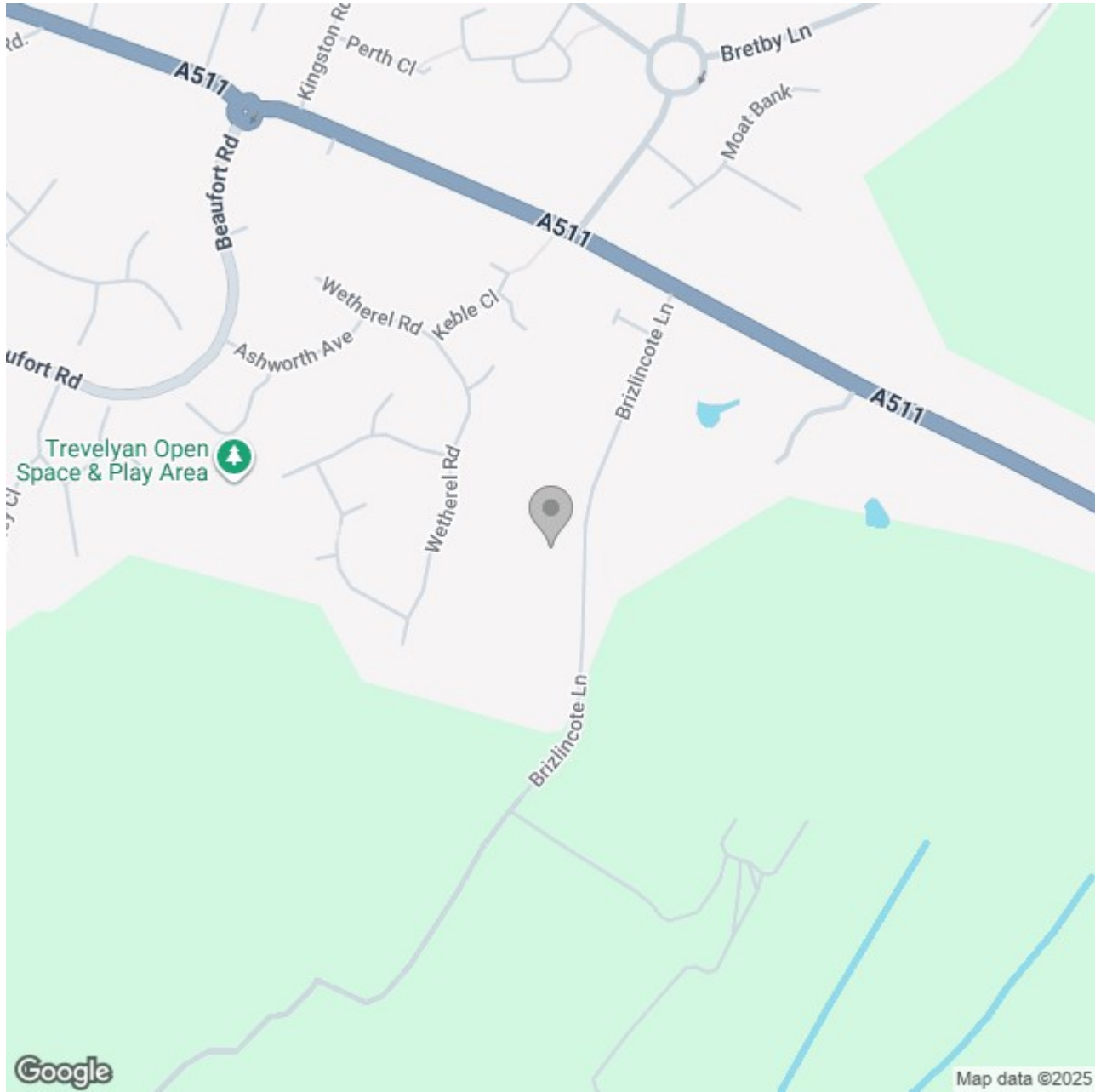
Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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  |           |