







A beautifully presented detached home situated in the sought-after Brizlincote Valley area of Burton-on-Trent. This two-bedroom property offers stylish, well-maintained interiors, a modern kitchen diner, a bright conservatory overlooking a landscaped garden, off-street parking for vehicles, and a private rear outlook. Ideal for first-time buyers or downsizers looking for a quality home in a desirable residential location.





### Ground Floor

The property opens into a welcoming entrance hallway with stairs rising to the first floor and a door leading into a spacious living room. The living room enjoys a front-facing bay window allowing plenty of natural light, complemented by contemporary décor, wood-effect flooring, a modern inset fireplace, and glazed door to the kitchen. To the rear, the kitchen diner features a range of matching base and wall units with contrasting worktops, integrated gas hob and oven, stainless steel extractor, and space for white goods. A rear-facing window looks out to the garden, and sliding doors lead into a bright and airy conservatory with tiled flooring and panoramic views of the rear garden — an ideal space for dining or relaxing.

### First Floor

Upstairs, the landing gives access to two well-proportioned double bedrooms, each offering two double-glazed windows and space for bedroom furniture. The main bedroom also benefits from fitted wardrobes. The family bathroom is smartly appointed with a modern three-piece suite, comprising a panelled bath with overhead shower and glass screen, a pedestal wash hand basin, and low-level WC, with neutral tiling and a side-facing frosted window.

### Outside

To the front of the property is a lawned garden and a tarmac driveway providing off-street parking for vehicles. Gated side access leads to the rear garden, which offers a generous paved patio area ideal for outdoor seating, a lawned garden bordered by



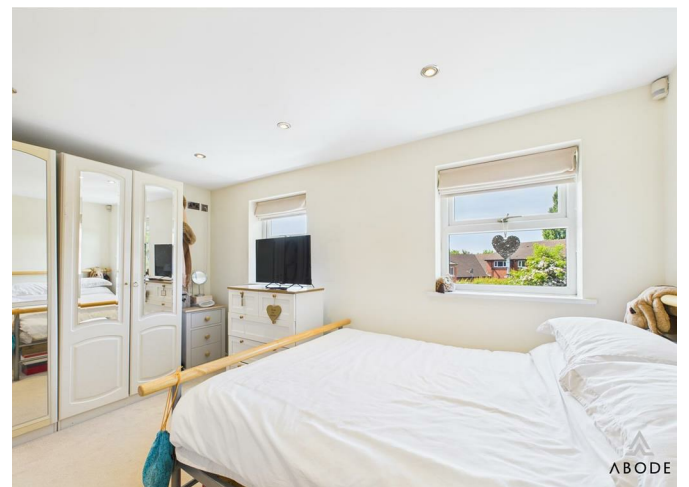
mature trees and shrubs, and a timber fence offering a good degree of privacy.

### Location

Situated in the ever-popular Brizlincote Valley development, this property is ideally placed for families and commuters alike. Nearby amenities include shops, schools, supermarkets, and open green spaces. Burton-on-Trent town centre and railway station are a short drive away, with excellent road links to the A38, A444, and surrounding East Staffordshire villages.











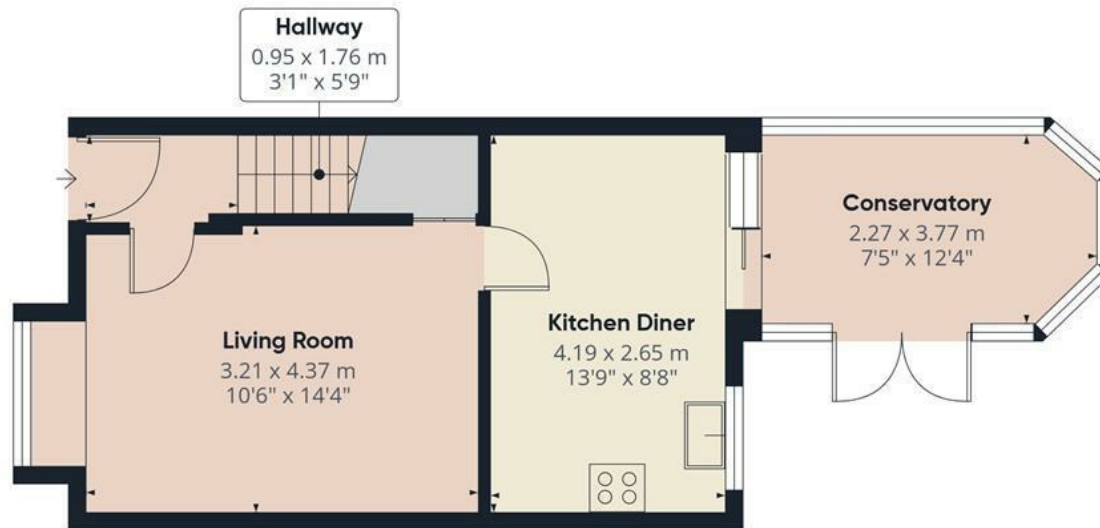




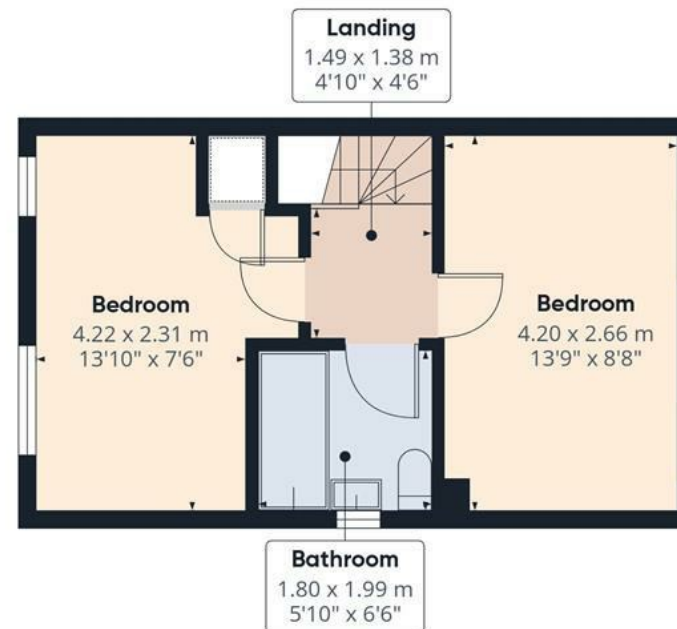








Floor 0



Floor 1

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

67 m<sup>2</sup>

720 ft<sup>2</sup>

(1) Excluding balconies and terraces

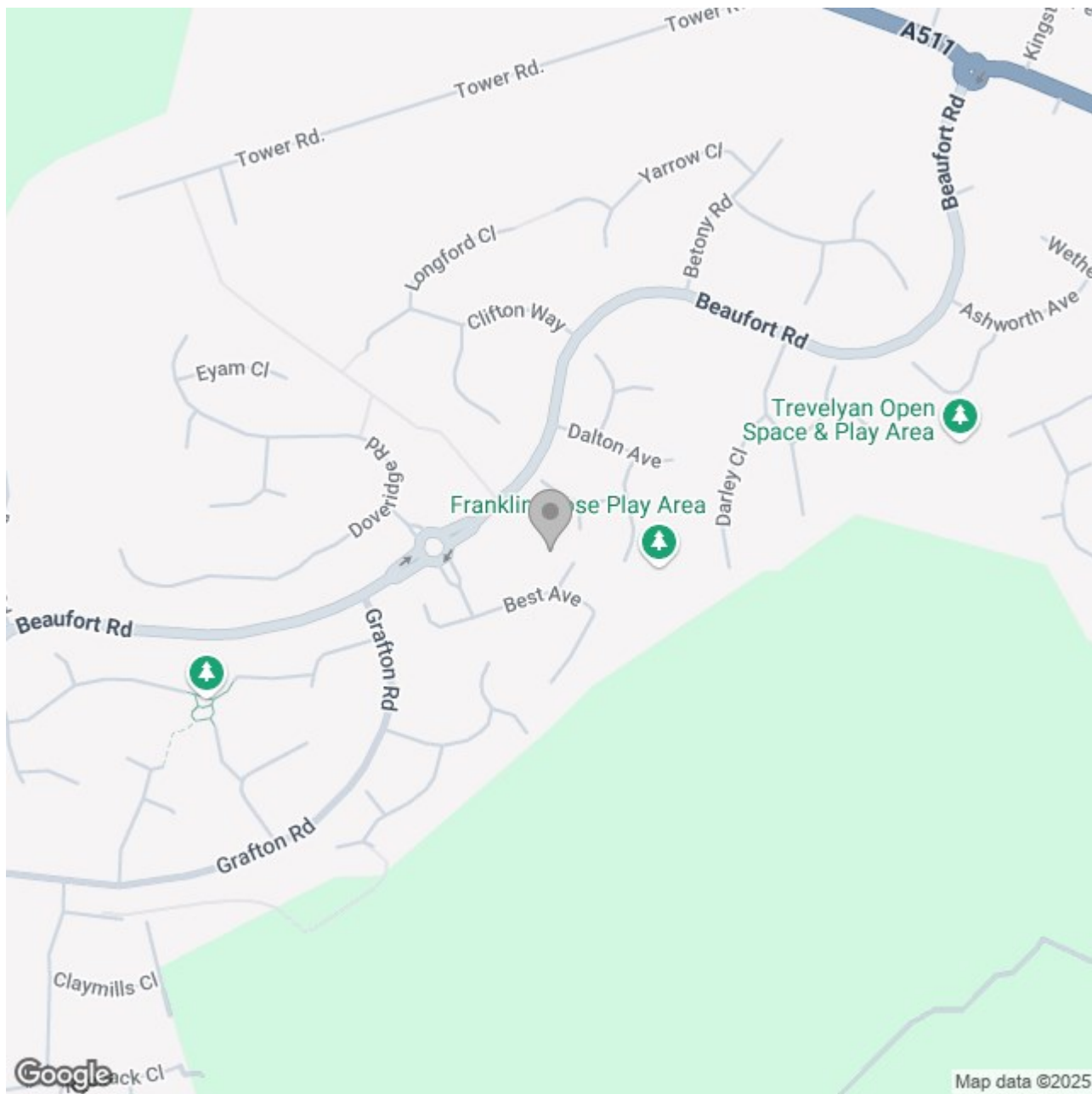
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>82</b>
(69-80) <b>C</b>	<b>63</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 