







Located in a sought-after cul-de-sac within Brizlincote Valley, this well-maintained three-bedroom semi-detached home offers practical accommodation with gas central heating, double glazing, a conservatory, off-street parking, and a garage. The property is positioned close to local amenities and transport links, making it a convenient choice for those looking to settle in the area.





## Accommodation

### Ground Floor

The entrance hallway includes stairs rising to the first floor, a radiator, and access to the main living spaces. The front reception room features a double-glazed window to the front aspect, a central heating radiator, coving, and a fireplace with a tiled hearth and gas fire. To the rear, there is a fitted kitchen diner with a selection of wall and base units, complementary work surfaces, an integrated oven with hob and extractor, a sink with drainer, and space for appliances including a washing machine and fridge. Sliding doors open into the conservatory, which has a tiled floor, radiator, and French doors leading out to the garden.

### First Floor

The landing provides loft access, a radiator, and a storage cupboard. The main bedroom is positioned to the rear and includes built-in wardrobes, a radiator, and a window overlooking the garden. The second bedroom is a good-sized room with a radiator and a window to the front elevation, while the third bedroom also faces the front and has a built-in bed with storage below, a radiator, and laminate flooring. The family bathroom includes a panelled bath with mixer taps and shower attachment, a separate electric shower over, a folding screen, pedestal wash basin, low-level WC, ladder-style heated towel rail, tiled walls, and an obscure window to the rear.

### Outside



To the front, the property benefits from a lawned garden with a driveway providing off-street parking, leading to double gates that open to additional parking and a detached garage with up-and-over door, power, and lighting. The rear garden is enclosed with timber fencing, has lawned areas, planted borders.















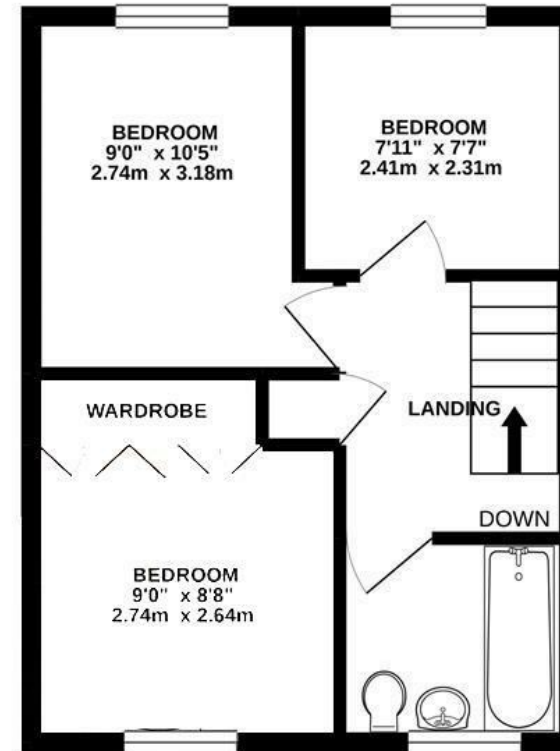
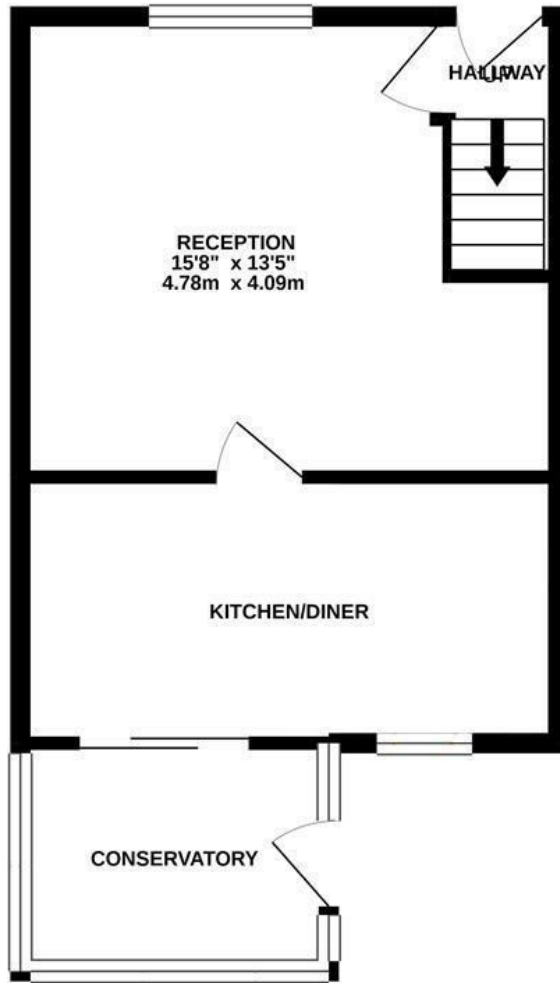








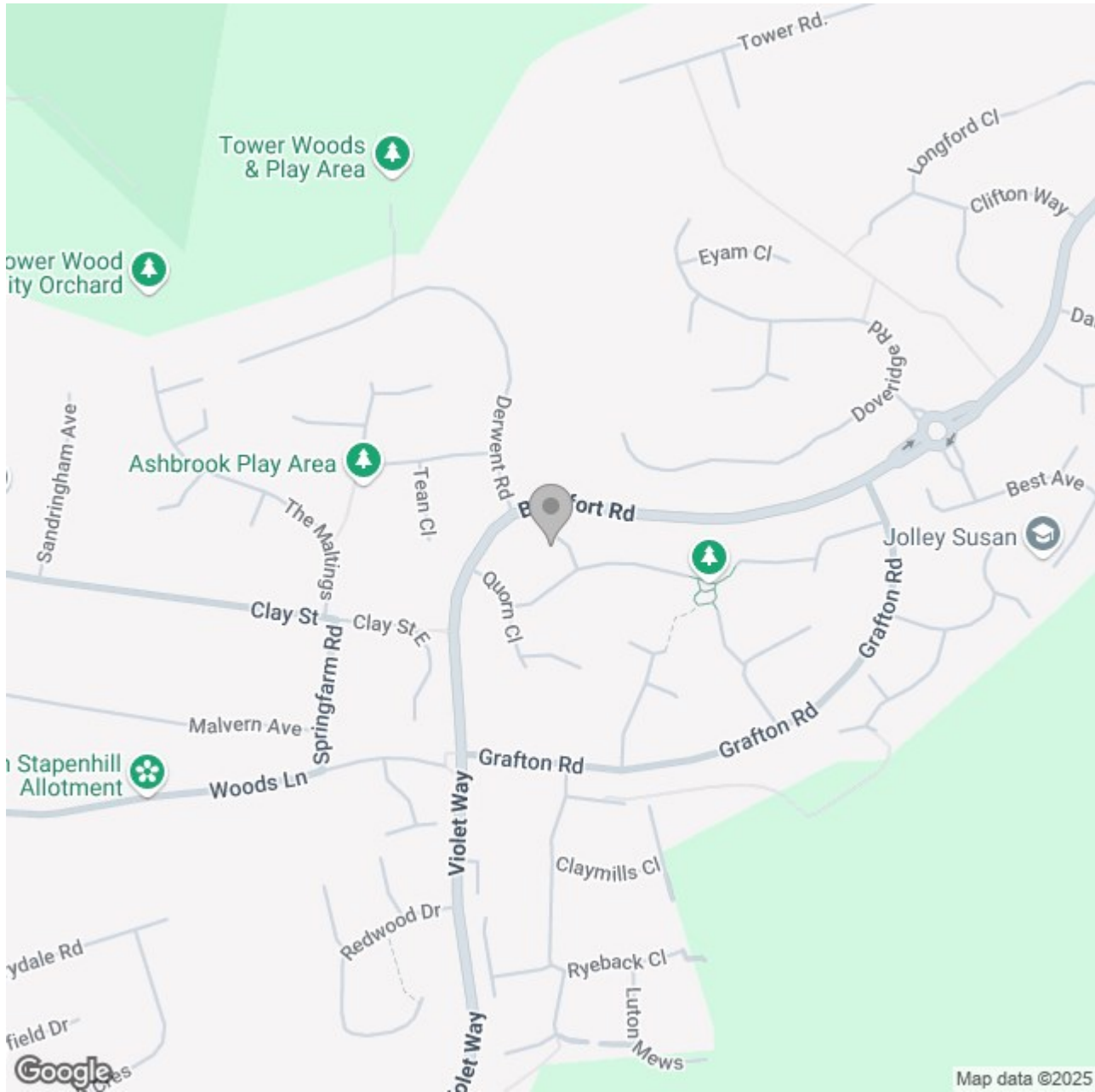












### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</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		

England & Wales

EU Directive 2002/91/EC