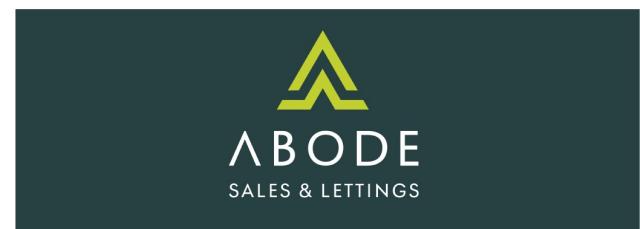
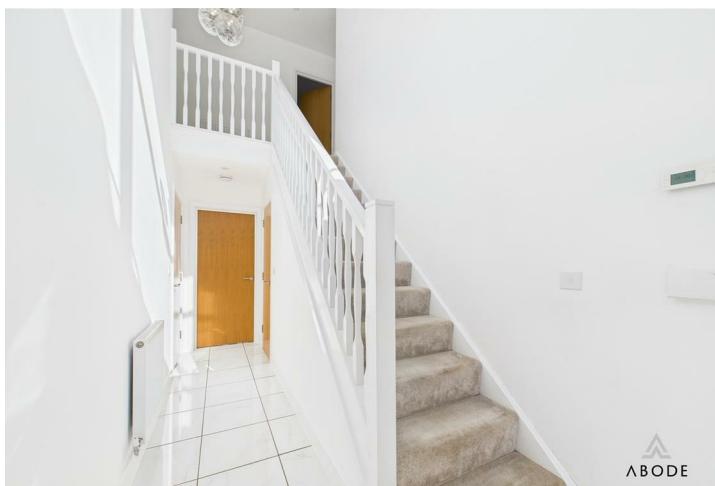


Luton Mews, Brizlincote Valley, Staffordshire, DE15 9PN
Offers Over £500,000





This impressive five-bedroom detached property is located in a popular area, offering spacious and versatile accommodation. The stunning open-plan kitchen, dining, and living area is perfect for modern family living, featuring a beautifully fitted kitchen. The property benefits from five well-proportioned bedrooms, including a master suite with a private balcony, en-suite, and fitted wardrobes. With two additional en-suites, a family bathroom, and an integral double garage, this home offers convenience and ample storage space. The generous off-street parking and good-sized garden add to the appeal, making this an ideal family home.



Accommodation

The accommodation is accessed through a front composite entrance door, leading into a welcoming entrance hallway with stairs rising to the first floor. The hallway features stylish tiled flooring and an under stairs storage cupboard. Doors from the hallway provide access to the various ground floor rooms.

To the left, a door opens into the generously sized living room, which benefits from a double-glazed window to the front elevation, allowing natural light to flood the space. The room is well-appointed with recessed spotighting and offers ample room for comfortable seating, creating a perfect setting for both relaxation and entertaining.

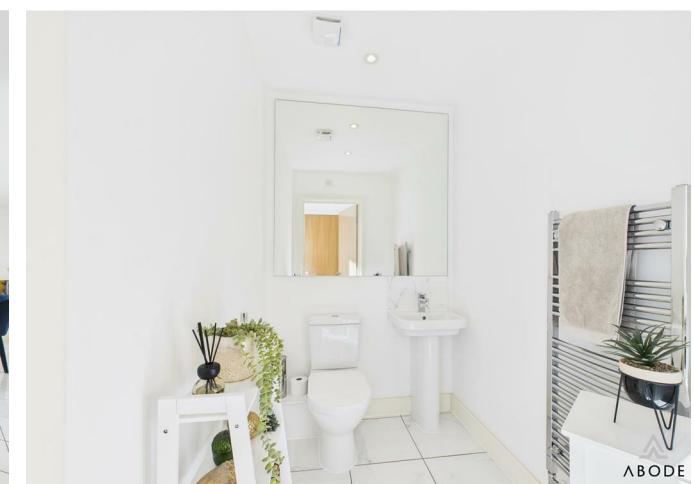
Adjacent to the living room is a third door leading into the WC cloaks. This well-finished space comprises a low-level WC, a wash hand basin with a mixer tap and tiled splash back, tiled flooring, a heated ladder towel rail, and recessed spotighting, offering both functionality and style.

Straight ahead, the heart of the home is found in the open-plan kitchen, dining, and snug area. This versatile space has tiled flooring throughout and is illuminated by double-glazed windows to the rear elevation. The area offers generous space for both seating and a TV area, with recessed spotighting enhancing the ambiance. The dining area comfortably accommodates a large dining table, making it an ideal space for family gatherings and entertaining.



The kitchen itself is fully fitted with a range of modern drawer and cupboard units, a sink with a mixer tap, an induction hob, two electric ovens, an integrated fridge and freezer, and an integrated drinks cooler. A door from the kitchen leads into the utility room, which offers space for white goods, a sink with a mixer tap, under-cupboard storage, and a cupboard housing the boiler. The utility room also benefits from recessed spotighting and a door that provides convenient access to the side of the property.







ABODE

The first-floor landing is accessed via a staircase from the entrance hallway, leading to a stunning galleried space. The landing features a large double-glazed window to the front elevation, offering an abundance of natural light and providing an ideal opportunity to install a striking chandelier. The area is further enhanced by recessed spot lighting and benefits from an airing cupboard. From here, doors lead to the various bedrooms and family bathroom.

The master bedroom is a generously sized room, featuring a selection of built-in wardrobes and double-glazed French doors that open onto a private walk-out balcony, offering picturesque views of the surrounding countryside. A door from the master bedroom leads into the en-suite shower room, which is well-appointed with a three-piece suite comprising a shower cubicle with a gravity-fed shower, a wash hand basin with a mixer tap, a low-level WC, a heated ladder towel rail, and tastefully tiled walls.

The first floor also offers three further well-proportioned bedrooms, all with windows to the rear elevation, ensuring a bright and airy atmosphere. The family bathroom is stylishly finished with a three-piece suite, including a wash hand basin with a mixer tap, a heated ladder towel rail, a bath with a mixer tap and shower over, low-level WC, tiled walls, and a double-glazed window. Recessed spot lighting completes the space, adding to the modern feel.

The second bedroom is another generous room with a selection of fitted wardrobes and a double-glazed window to the front elevation. It benefits from its own en-suite shower room, which includes a three-piece suite comprising a low-level WC, wash hand basin with a mixer

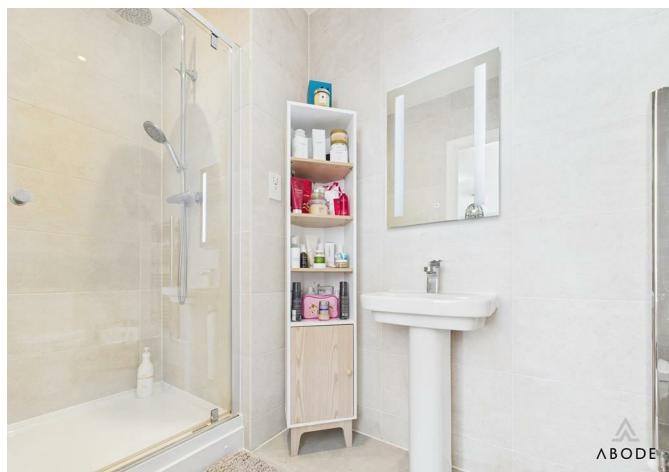
tap, a shower cubicle with a gravity-fed shower, a heated ladder towel rail, tiled walls, recessed spot lighting, and a double-glazed window, offering both convenience and style.



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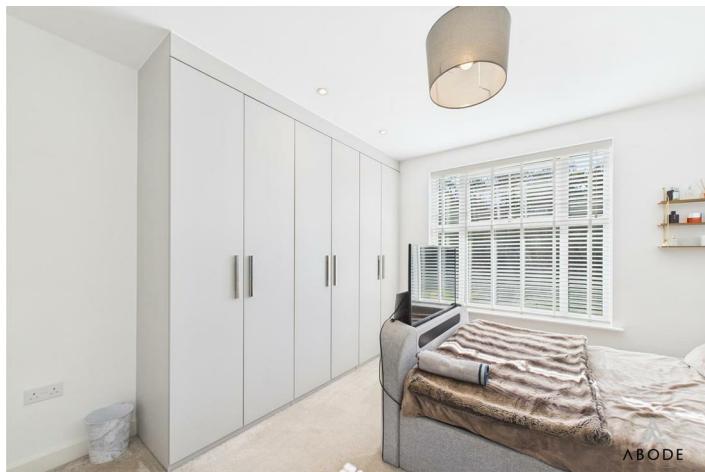


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Approximate total area⁽¹⁾

194.35 m²

2091.97 ft²

Balconies and terraces

6.8 m²

73.19 ft²

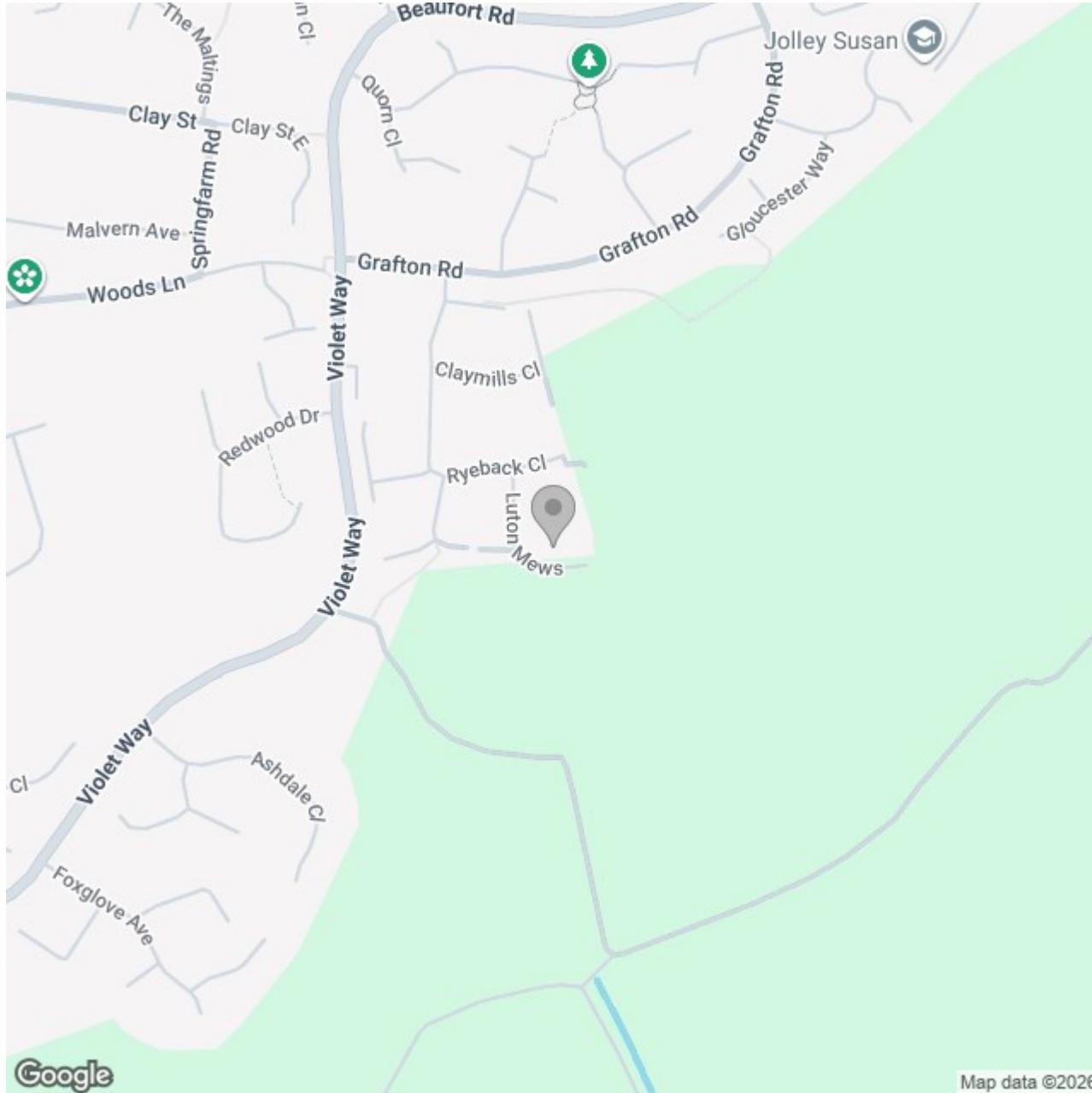


(1) Excluding balconies and terraces

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.

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B	86	
(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	