

**40 Greenvale  
Close  
Burton upon  
Trent  
DE15 9HJ**

**Offers In The  
Region Of  
£339,500**



- OFFERED FOR SALE WITH NO UPWARD CHAIN
- SPACIOUS FOUR BEDROOM DETACHED
- LOUNGE WITH JUILETTE BALCONY
- SITTING ROOM WITH FRENCH DOOR TO REAR PATIO
- DINING ROOM WITH FRENCH DOOR TO THE REAR
- STUDY
- KITCHEN AND UTILITY
- EN SUITE AND BATHROOM
- DOUBLE GARAGE LANDSCAPED TIERED GARDEN
- SOLAR PANELS

## GENERAL INFORMATION

### THE PROPERTY

Sitting in the popular Brizlincote Valley, Greenvale Close presents a splendid opportunity to acquire a spacious four-bedroom executive detached residence. Built between 1980 and 1989, this property boasts a wealth of accommodation, perfect for families seeking space.

Upon entering, you are greeted by a hallway with a generous lounge off and featuring a Juliette balcony, allowing natural light to flood the space. This upper ground floor also includes a delightful sitting room that opens onto a rear terrace, ideal for entertaining or enjoying quiet evenings outdoors. A separate dining room and a study provide additional versatile spaces, while the modern kitchen and utility room cater to all your culinary and living needs.

The first floor houses four bedrooms, with the principal bedroom benefiting from en suite facilities, ensuring privacy and convenience. A contemporary family bathroom serves the remaining bedrooms.

Externally, the property offers parking with space for four vehicles, including the double garage.





The landscaped rear garden is arranged over four levels. The ground level features a paved patio, perfect for al fresco dining, while the first level is adorned with roses and shrubs. The second level is laid to artificial lawn, providing a low-maintenance area for relaxation, and the final level is designed as a wildlife garden, encouraging local flora and fauna.

This property presents an excellent opportunity for those looking to make their mark with some cosmetic upgrades, all while enjoying the spacious and versatile living that Greenvale Close has to offer.

#### ACCOMMODATION

Entrance door opening through to hallway.

#### HALLWAY

Having a fabulous shaped window to the front aspect, radiator, ceiling light point, stairs off to first floor, useful under stairs storage cupboard and door to cloakroom.

#### CLOAKROOM

1.62m x 0.95m (5'3" x 3'1")

Has a W.C., vanity unit with hand wash basin inset, tiled surrounds and heated chrome towel rail.

#### LOUNGE

5.30m x 3.29m (17'4" x 10'9")

Having a window to the side aspect, Juliette balcony, radiator, ceiling light point, ornate cornice to ceiling and carved Adam style fire surround with living flame gas fire inset.

#### STUDY

3.02m x 1.66m (9'10" x 5'5")

Having window to the front aspect, radiator and ceiling light point.

#### SITTING ROOM/PLAYROOM

3.01m x 4.43m (9'10" x 14'6")

Having French doors out onto the rear patio with glazed screens, ornate coving to ceiling, ceiling light point and radiator.

#### DINING ROOM

3.54m x 3.46m (11'7" x 11'4")

Having French doors out onto the rear patio, ornate cornice to ceiling, radiator and bi fold doors that lead through to the fully fitted kitchen.

#### KITCHEN

2.94m x 4.43m (9'7" x 14'6")

Having a range of wall mounted cabinets with base cupboards and drawer units, there is an integrated Neff double oven, space for washing machine, stainless steel sink and four ring electric hob, the Worcester Bosch domestic hot water and central heating boiler is also housed here, there is a ceiling light point, window to the side aspect and further window looking out to the rear garden and a door leading through to the utility.

#### UTILITY ROOM

1.64m x 2.03m (5'4" x 6'7")

Has a range of base cupboards, wall



mounted cabinets, provision for washing machine, one and a quarter sink with stainless steel taps, tiled surrounds and door to rear.

#### FIRST FLOOR

##### LANDING

Having loft access point, ceiling light point, radiator and door through to principal bedroom.

##### PRINCIPAL BEDROOM

3.04m x 4.52m (9'11" x 14'9")

Has a range of built in wardrobes providing hanging space and shelving, window to the rear aspect, radiator, ceiling light point, cornice to ceiling and door through to ensuite.

##### ENSUITE

1.70m x 3.02m (5'6" x 9'10")

Has fully tiled walls with large shower, W.C., pedestal hand wash basin, there is a chrome heated towel rail, recessed ceiling down lights and window to the side aspect.

##### BEDROOM TWO

3.21m x 3.50m max (10'6" x 11'5" max)

Having a window to the rear aspect, radiator, ceiling light point and a triple wardrobe with mirror sliding doors.



##### BEDROOM THREE

3.46m x 2.53m (11'4" x 8'3")

Has a window to the rear aspect, radiator and ceiling light point.

##### BEDROOM FOUR

2.69m x 3.22m (8'9" x 10'6")

Has a window to the front aspect, radiator and ceiling light point.

##### FAMILY BATHROOM

1.58m x 2.47m (5'2" x 8'1")

Is fitted with a modern suite with a large white bath with taps and separate electric shower over, wall mounted hand wash basin, W.C., there are tiled surrounds, chrome heated towel rail, wall mounted vanity unit and a large airing cupboard which houses the domestic hot water and central heating tank along with shelving for linen and bedding

##### OUTSIDE

Steps lead up to either side of the property and opens up into the fully enclosed rear garden which is terraced over three levels with rose garden, herbaceous planting, artificial lawn and woodland area.



##### GARAGE

5.32m x 5.06m (17'5" x 16'7")

Has twin up and over doors, power and light.

##### TENURE

FREEHOLD - Our client advises us that the property is freehold. Should you proceed with the purchase of this property this must be verified by your solicitor.

##### AGENTS NOTES

The property is sold as a deceased estate and the family are unable to confirm the accuracy of these details.

If you have accessibility needs please contact the office before viewing this property.

If a property is within a conservation area please be aware that Conservation Areas are protect places of historic and architectural value. These are also designated by local planning authorities. Removing trees in a Conservation Area requires permission from the relevant authority, subject to certain exclusions.

##### COUNCIL TAX BAND

East Staffordshire Borough Council- Band E



## CONSTRUCTION

Standard Brick Construction

## CURRENT UTILITY SUPPLIERS

Gas

Electric

Oil

Water - Mains

Sewage - Mains

Broadband supplier

## BROAD BAND SPEEDS

Please check with Ofcom, and for further information, the Open Reach web site. Links are provided for your information

<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

<https://www.openreach.com/>

## FLOOD DEFENCE

We advise all potential buyers to ensure they have read the environmental website regarding flood defence in the area.

<https://www.gov.uk/check-long-term-flood-risk>

<https://www.gov.uk/government/organisations>

[/environment-agency](https://www.environment-agency.gov.uk/)

<http://www.gov.uk/>

## SCHOOLS

<https://www.staffordshire.gov.uk/Education/Schoolsandcolleges/Find-a-school.aspx>

<https://www.derbyshire.gov.uk/education/schools/school-places/normal-area-school-search>

[/find-your-normal-area-school.aspx](https://www.derbyshire.gov.uk/education/schools/school-places/normal-area-school-search/find-your-normal-area-school.aspx)

<http://www.derbyshire.gov.uk/>

## CONDITION OF SALE

These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of a contract. All measurements are estimates. All electrical and gas appliances included in these particulars have not been tested. We would strongly recommend that any intending purchaser should arrange for them to be tested by an independent expert prior to purchasing. No warranty or guarantee is given nor implied against any fixtures and fittings included in these sales particulars.

## VIEWING

Strictly by appointment through Scargill Mann & Co (ACB/JLW 06/2025) DRAFT



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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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>87</b>                  | <b>87</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 |                            |           |
| <b>England &amp; Wales</b>                  | EU Directive<br>2002/91/EC |           |

**SALES OFFICE**  
Unit 17 Eastgate Business Centre  
Eastern Avenue  
Burton upon Trent  
DE13 0AT  
T: 01283 548194 /01332 208820  
E: sales@scargillmann.co.uk

**LETTINGS OFFICE**  
17 Mallard Way  
Pride Park  
Derby  
DE24 8GX  
T: 01332 206620  
E: lettings@scargillmann.co.uk

[www.scargillmann.co.uk](http://www.scargillmann.co.uk)