

**2 Briar Court  
Off Ashby Road  
Burton upon  
Trent  
Staffordshire  
DE15 0LE**

**Offers In The  
Region Of  
£650,000**

- FLEXIBLE  
ACCOMMODATION
- UNDERFLOOR HEATING TO  
THE GROUND FLOOR
- TWO GENEROUS SIZED  
RECEPTION ROOMS
- LARGE DINING KITCHEN
- FOUR DOUBLE BEDROOMS  
TO THE FIRST FLOOR
- TWO EN SUITES AND  
BATHROOM TO THE FIRST  
FLOOR
- 2ND FLOOR PRINCIPAL  
SUITE
- DOUBLE GARAGE WITH  
STUDY/CINEMA ROOM  
ABOVE
- DRIVE GARDEN AND PATIO

## GENERAL INFORMATION

### THE PROPERTY

Sitting in an elevated location on the private road that is Briar Court, off Ashby Road in Burton upon Trent, this exceptional executive detached residence presents a remarkable opportunity for discerning buyers. Constructed in 2024, this spacious home is thoughtfully arranged over three floors, offering a blend of modern living and comfort.

Upon entering, you are greeted by an entrance hallway giving access to two generous reception rooms, perfect for entertaining or relaxing with family. The heart of the home is undoubtedly the superb modern dining kitchen, which features tri-fold doors that open seamlessly into the garden, allowing for a delightful indoor-outdoor flow. The ground floor also includes a practical utility room and a convenient guest cloakroom.

Ascending to the first floor, you will find a well-appointed Two bedrooms complete with an en-suite shower and fitted wardrobes, alongside two additional double bedrooms that share a stylish family bathroom, equipped with both a shower and a separate bath for your convenience.

The second floor offers further versatility, featuring two additional bedrooms, which can be transformed into a luxurious primary suite. This suite includes a spacious bedroom, a dressing room, and a bathroom that boasts both a bath and a separate shower, ensuring a private retreat for relaxation.





Externally, the property is complemented by a good-sized double garage, which includes a flexible room above, ideal for a home office or additional storage. The rear garden is laid to lawn, providing a outdoor space for leisure and recreation.

This residence, set on a private drive, is perfect for families seeking a modern home in a peaceful yet accessible location.

#### LOCATION

Briar Court is a private driveway off Ashby Road. Riverside walks are close by, schooling is available for all ages, and there is good access into Burton upon Trent town centre.

#### ACCOMMODATION

An entrance door with two glazed side screens opens up into the hallway.

#### HALLWAY

1.98m width x 5.51m (6'5" width x 18'0")

The entrance hall offers wood-effect flooring, attractive Oak stairs to the first floor with glass balustrades, a ceiling light point, underfloor heating, and doors leading to a useful understairs storage cupboard, kitchen, and the two reception rooms.

#### RECEPTION ROOM ONE

4.52m width x 5.91m into bay window (14'9" width x 19'4" into bay window )

Has a large walk in bay window to the front aspect, ceiling light point, wood effect flooring and under floor heating.

#### RECEPTION ROOM TWO

4.44m width x 5.91m into the bay window (14'6" width x 19'4" into the bay window )

Having a large walk-in bay window to the front aspect, radiator, wood effect flooring and underfloor heating. A door leads through to the beautifully fitted living kitchen.

#### LIVING KITCHEN

8.51m x 3.54m width (27'11" x 11'7" width)

This space is superbly equipped with contrasting base cupboards, drawers and wall-mounted cabinets. The worktops are inset with a four-ring electric hob and stainless steel sink with mixer taps; integrated appliances include an oven, fridge, freezer and space for a dishwasher; there is a Neff extractor fan, recessed ceiling down lights, ceiling light points, wood effect flooring. Tri-fold doors lead

out onto the rear patio, there are two further windows looking out onto the rear garden and a wide opening through to the utility area.

#### UTILITY AREA

1.86m x 2.45m (6'1" x 8'0")

Has space for washing machine, tumble dryer, further double base cupboards with worktops over with stainless steel sink inset, a range of wall mounted cabinets and attractive marble style tile surrounds. There is a door leading out to the side aspect; a further door opens up into the plant room where the domestic hot water and central heating gas boiler is housed along with the manifold for the underfloor heating, and a further door opens through to the guest cloakroom.

#### GUEST CLOAKROOM

1.25m width x 1.51m to window (4'1" width x 4'11" to window )

With a window to the rear aspect, fitted W.C., vanity unit with hand wash basin inset, heated chrome towel rail, tiled flooring and under floor heating.

#### FIRST FLOOR



#### LANDING

Stairs rise to second floor, radiator and ceiling light point.

#### BEDROOM ONE

5.23m to window 3.167m min width x 3.73m (17'1" to window 10'4" min width x 12'2")

Having built in wardrobes with sliding doors, hanging space, drawers and shelving, a window to the front aspect, ceiling light point, radiator and door leading through to the en suite.

#### EN SUITE SHOWER ROOM

2.83m to rear of shower x 1.15m (9'3" to rear of shower x 3'9")

It has a fully tiled large shower enclosure with glazed screens and waterfall and handheld shower heads, a vanity unit with drawers, a hand wash basin inset with mixer taps, a fitted W.C., a heated chrome towel rail, and recessed ceiling down lights.

#### BEDROOM TWO

5.24m 4.45m exclude wardrobe x 3.79m (17'2" 14'7" exclude wardrobe x 12'5" )

There is a range of fitted wardrobes with mirror & sliding doors with hanging space, drawers and shelving; a window to the front aspect, a radiator, a ceiling light point and a door opening through to the ensuite.

#### EN SUITE SHOWER ROOM

1.50m x 2.61m length (4'11" x 8'6" length)

It is fitted with a corner tiled shower enclosure with dual head shower and glazed screens, vanity unit with drawers, and hand wash basin inset with mixer taps. There is also a fitted W.C. and chrome heated towel rail. The shower room has tiled surrounds and contrasting tiled flooring, recessed ceiling down lights, and an obscure window to the front aspect.

#### BEDROOM THREE

3.55m to window x 4.05m width (11'7" to window x 13'3" width)

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

#### BEDROOM FOUR

4.162m width x 3.570m (13'7" width x 11'8")

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

#### BATHROOM

2.488m to the window x 2.722m (8'1" to the window x 8'11")

A luxury fitted bathroom with a slipper bath with mixer taps over, fitted W.C., large fully tiled shower enclosure with glazed screen and dual head showers, vanity unit with drawer storage, and hand wash basin with mixer taps. There is an obscure window to the rear aspect,

recessed ceiling down lights, tiled surrounds and contrasting floor tiles,

#### SECOND FLOOR

#### LANDING

Having Velux style window, radiator, ceiling light point and doors opening through to:

#### PRINCIPAL SUITE

#### PRINCIPAL BEDROOM

5.92m x 4.497m (19'5" x 14'9")

Three Velux windows to the rear aspect, window to the front aspect, recessed ceiling down lights and radiator.

#### DRESSING ROOM

4.17m max into window 2.61 min (13'8" max into window 8'6" min )

Has a window to the front aspect, recessed ceiling down lights, radiator and door leads off to:

#### EN SUITE BATHROOM

3.204m to window x 1.897m w excl shower 2.547m inc (10'6" to window x 6'2" w excl shower 8'4" inc)

This luxury bathroom is beautifully fitted with a slipper bath with mixer taps, his and hers vanity units with inset hand wash basins and mixer taps, a fitted W.C., and a large fully tiled shower enclosure with glazed screen and dual head showers. There are tiled



surrounds, attractive contrasting floor tiles, recessed ceiling down lights, a window to the rear aspect, and a heated chrome towel rail.

#### STORAGE AREA

1.654m x 3.445m length (5'5" x 11'3" length)

Recessed ceiling down lights and ample space for loft storage items.

#### OUTSIDE

To the front is a driveway with parking and leading to the detached double garage. Paths lead down both sides of the property and open into the rear garden with a paved patio, lawn and raised beds. To one side is a further lawn ideal as a children's play area.

#### DOUBLE GARAGE

6m width x 5.92m (19'8" width x 19'5")

Has a roll up remote door, power and light and stairs off to a first floor home office/cinema room.

#### HOME OFFICE/CINEMA ROOM

3.16m width x 4.95m (10'4" width x 16'2")

Has two Velux windows to the front aspect, recessed ceiling down lights and wood effect flooring.

#### 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.

#### CONSTRUCTION

Standard Brick Construction

#### COUNCIL TAX BAND

East Staffordshire Borough Council- Band Unknown at this time

#### CURRENT UTILITY SUPPLIERS

Gas

Electric

Oil

Water - Mains

Sewage - Mains

Broadband supplier

#### 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>

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

#### BROAD BAND SPEEDS

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

#### 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>

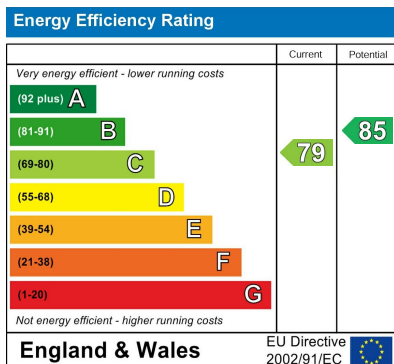
<http://www.derbyshire.gov.uk/>

#### 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 10/2024) A



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