

# 3 BRIZLINCOTE LANE

BRETBY, BURTON UPON TRENT, STAFFORDSHIRE, DE15 0PR



**SCARGILL MANN & CO.**

CHARTERED SURVEYORS | ESTATE AGENTS | AUCTIONEERS | RESIDENTIAL LETTING AGENTS

# 3 BRIZLINCOTE LANE

BRETBY • BURTON UPON TRENT • STAFFORDSHIRE • DE15 0PR

PRICE ON APPLICATION

**A fabulous opportunity to acquire this stunning traditional detached residence, set in glorious, mature gardens with an open aspect to the rear, within this choice location. This impressive residence offers spacious living accommodation full of charm and character with quality modern kitchen and bathrooms.**

Superbly situated on the outskirts of Burton upon Trent in this semi-rural location is this most impressive traditional built 1930's residence. Set within generous mature gardens that backs onto open pastureland, the spacious accommodation is ideal for a family looking for a choice and convenient location. The accommodation leads off a charming and characterful L - Shaped hall with a lovely sitting room, a dining room that gives access to a generous sized conservatory with views over the garden, a guest cloakroom, and a stunning dining kitchen with doors out to the rear terrace and beautifully fitted quality cabinets. There is also access from the hall into the garage with its utility area.

On the first floor are four double bedrooms, the master suite being of an impressive size with a walk-in wardrobe and superbly appointed en-suite with bath and separate shower unit. There is also a modern family bathroom with roll top bath.

Outside the property enjoys a quiet location on the lane with a driveway allowing access to the garage and providing space for vehicular parking. The driveway is flanked to one side by a lawn with herbaceous planting, and there are entrances to the rear garden from both sides of the property. The rear garden is lovely; it is a generous size with mature planting, vast expanses of lawn, large, decked terrace, orchard and kitchen garden area, large, paved patio, and stunning views over pastureland. A great space for summertime entertaining.

## Ground Floor

L-Shaped Hall • Guest Cloakroom 0.87m x 2.37m • Sitting Room 3.73m x 5.33m • Dining Room 3.65m x 3.33m • Conservatory 2.72m x 7.86m  
Dining Kitchen: Kitchen Area 4.39m x 4.80m min Plus Dining Area 3.11m x 3.58m

## First Floor

Master Bedroom 4.41m x 4.79m • En-Suite Bathroom 2.58m x 2.73m • Walk-in Wardrobe • Bedroom Two 3.73m x 4.57m • Bedroom Three 3.65m x 2.74m  
Bedroom Four 2.44m x 3.33m • Bathroom 2.55m max x 2.42m

## Outside

Garage 3.59m x 4.94m

## Accommodation

Set in this choice, location is this impressive, detached residence, which has a generous, mature garden plot with views over open pastureland to the rear. The spacious accommodation has character and charm which starts at the entrance door. An L-shaped hallway opens to reveal lovely oak panelling to the walls and oak flooring and a useful under-stairs pantry/storage area. The sitting room has a relaxed and inviting feel, with original picture rails, windows to the side and front offering light, and a superb feature inglenook style fireplace with oak mantel and gas fire inset. The dining room is charming with an ornamental cast iron fire sat within an oak carved frame, a window looks out into the garden and french doors open into the conservatory. The conservatory is a great space for cooler winter months in which to enjoy the stunning gardens and has doors that open on to the decked terrace as well as to the side path. It has two radiators, power, and ceiling light point. The dining kitchen is beautifully fitted with an extensive range of quality cabinets that incorporate drawer units, base cupboards and larder units. There is a large contrasting island unit with; ample breakfast bar area, the hob is also inset with its extractor fan over, additional basin with extendable hose mixer tap and cupboard storage below, concealed power points for electrical kitchen utensils etc. Attractive granite worktops with double stainless-steel sinks completes the finish. Integrated appliances include two ovens, a dishwasher, fridge, and freezer along with further space for an American style fridge/freezer. There is under-floor heating, ample space for a dining table and chairs and french doors lead out onto the terrace.

The stairs to the first-floor landing have a superb feature full-length window offering natural daylight. The landing gives access to all the bedrooms and the family bathroom. The Master bedroom suite is impressive in size and offers views over the garden to the rear. It also has a walk-in wardrobe proving hanging space and shelving, a further full



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height built-in wardrobe/cupboard drawer space, and a superbly appointed en-suite bathroom with under-floor heating, bath, large separate walk-in shower with rainfall and hand-held shower heads, large vanity unit with storage and basin inset and a w.c. There are two further good size double bedrooms, both having built-in wardrobes and drawers, one offers views over the front and rear gardens, and the other has views out to the rear. There is a further fourth bedroom (which the current vendors use as a home office) again, offering views out to the rear. The family bathroom is made up of a four-piece suite incorporating a free-standing roll top bath, separate shower enclosure, wash hand basin and w.c.

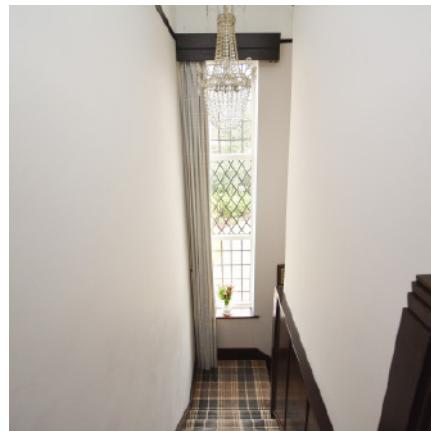
## Gardens & Grounds

The property sits back off this semi-rural lane behind a driveway leading to a garage with a roll top door. Internally the garage has been boarded and incorporates a utility area. The driveway allows for vehicular parking and has an adjacent lawn with attractive and mature trees and shrub planting. Paths lead along both sides of the property and are secured by gates which in turn give access to the rear garden.

The rear garden is glorious, it is generous in size with a large, decked terrace accessed from the house providing a lovely space for sitting and enjoying the peaceful location with its stunning views. Steps leads down onto a vast lawn ideal for children's swings, slides and trampolines or a game of croquet. Mature herbaceous beds frame the boundaries and include a small pond with an adjacent path leading down to a large, paved patio area, beyond which is an orchard area with fruit trees and ample space for a kitchen garden. The rear garden has a number of power points including a double power socket on the bottom patio.







## Situation

Brizlincote Lane is a choice residential lane, enjoying a semi-rural position on the outskirts of Burton upon Trent town centre which is walkable for those who would enjoy a pleasant walk over washlands . There is a choice of excellent schools in the area with private schooling being available in nearby Repton. Burton upon Trent offers a range of everyday amenities, including the Meadowside Sports Complex with swimming pool. The Brewhouse theatre and a good selection of shops and restaurants.

## Local Authority

East Staffordshire Borough Council – Band F



### Roads

There is excellent access available to the A38/A50 linking to the motorway network beyond.



### Airports

East Midlands and Birmingham Airports are within a 45-minute drive.



### Rails

Nearby train stations are in Burton upon Trent, Hatton and Lichfield. The train station from Burton upon Trent stops at Tamworth for fast London connections in 1 hour and 5 minutes.



### Shopping and Leisure

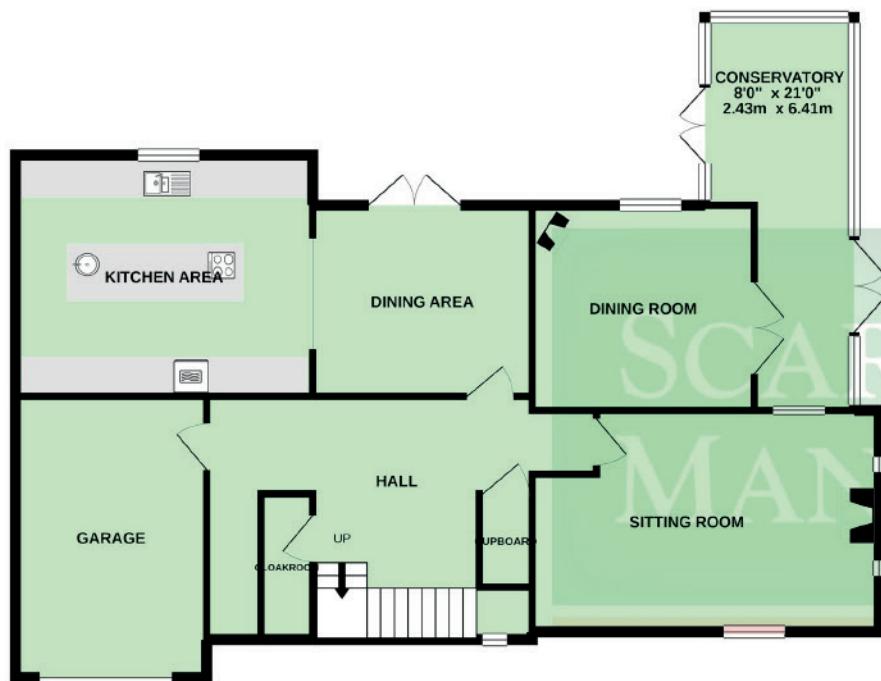
Burton upon Trent, Derby and Lichfield are all within a reasonable drive. Hoar Cross Hall and St Georges Park are just a short drive away.



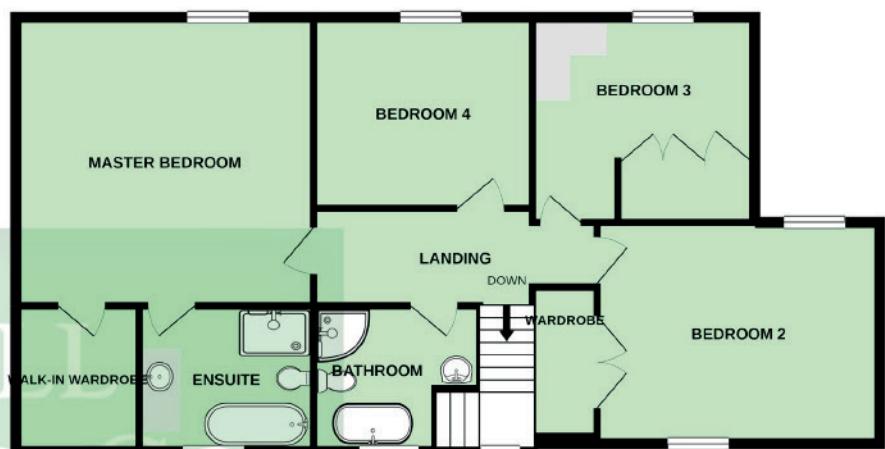
### Schools

Independent Schools include: Derby High and Grammar, Denstone College, Repton, Foremarke Hall Preparatory, St Wystans, and Abbotsholme. There are also local authority schools close-by.

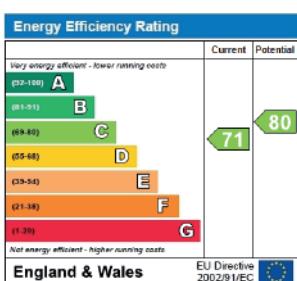
## GROUND FLOOR



## 1ST FLOOR



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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