



**3 Brookside**  
**Burton-On-Trent, DE15 0AQ**  
**£330,000**

**lizmilsom**  
properties

### 3 Brookside, Burton-On-Trent, DE15 0AQ

LOCATION, LOCATION, LOCATION! Situated in a peaceful and highly sought-after setting, this spacious four-bedroom detached family home offers excellent accommodation for modern family living. Featuring a generous lounge, separate dining room, superb conservatory, fitted kitchen, cloakroom/WC, four double bedrooms, and a family shower room. Set within beautifully landscaped gardens with garage and ample off-road parking. Conveniently located close to riverside walks and local amenities. Early viewing is highly recommended.

- Exceptional 4 bedroomed detached family home
- Occupying a generous plot with delightful garden
- Reception Hall, Cloaks/WC, Spacious Living Room
- Fitted Kitchen with built in appliances
- Shower Room. Spacious & Versatile accommodation
- Located in a small select cul-de-sac
- Smart off road parking and garage
- Separate Dining Room, Splendid Conservatory
- To the first floor 4 generous sized double bedrooms
- Landscaped delightful garden - MUST BE VIEWED.



## Location

Brookside is a well established location on the fringes of Burton, yet just a short drive from town centre, within reach of local amenities, nearby schools and public transport links. Burton-on-Trent railway station provides services to Birmingham New Street, Derby and Nottingham, with journey times to Birmingham typically around 30–35 minutes and to Derby around 10–15 minutes. Local bus routes offer further connections around the town and surrounding areas. There is a local Public house and convenience store closeby along with lovely riverside walks and a bus stop is nearby.

The position of the property makes it suitable for families and first-time buyers seeking access to schools, everyday shopping and recreational facilities, including local parks and Burton's town centre, with its range of shops, cafés and services.

Early viewing is highly recommended to fully appreciate the space, presentation, and superb location this wonderful family home has to offer.

## Overview - Ground Floor

The property benefits from gas central heating, with a new Baxi boiler being fitted in November 2020, there is also double glazing throughout.

The property is entered via a central hallway, which has plenty of storage solutions. The Hall provides access to the principal ground floor rooms along with a useful WC cloaks and staircase rising to the first floor.

Double glazed doors lead to the spacious living room which is well-proportioned, there us a fireplace acting as a focal point with fitted coal effect gas fire, Sliding patio doors lead to the Splendid sized Conservatory, which overlooks the landscaped rear garden. Having a tiled floor, fitted blinds to all windows. Double doors lead through to a separate dining room, offering flexibility for formal dining or additional living space. with large picture window overlooking the rear garden.

The fitted kitchen completes the ground floor accommodation and has a comprehensive range of wall and floor mounted units in a horseshoe shape, ample work surfaces with inset 1.5 bowl and drainer. The integrated cooking appliances. include dishwasher, washing machine, 5 ring gas hob Microwave and electric oven. tiled floor and side door leads to the outside, garage and rear garden.

## Overview First floor

The spacious first floor landing enjoys plenty of natural daylight with a feature window. The landing also has plenty of storage cupboards and gives access to four bedrooms and the main bathroom.

The master double bedroom is positioned to the front and benefits from fitted wardrobes and cupboards

Bedroom two is a double room, again located to the front having fitted wardrobes with mirrored sliding doors. while bedrooms three and four which are located to the rear of the property , provide further

well-proportioned accommodation, suitable for use as bedrooms, a study, or dressing room depending on requirements. All bedrooms have fitted carpets.

Last but not least is the well equipped, fully tiled family Shower room which is fitted with a three-piece suite comprising a bath corner shower, wash hand basin, and WC.

## Ample Off road parking

The property occupies an idyllic location, in this small and peaceful location just off Dalebrook Road. The property is set well back from the road behind a smart block paved driveway which provides ample off road parking for 2-3 vehicles.

## Detached garage

Driveway provides access to the detached garage with light and power supply, metal up and over door, side access door leading to the rear of the property.

## Beautiful landscaped rear garden

The property occupies a generous plot and enjoys delightful, established landscaped gardens, with steps leading down to a charming brook at the bottom of the garden. The grounds are predominantly laid to lawn and complemented by shaped flower borders, mature specimen trees, shrubs, roses, and a variety of flowering plants, together with a gravelled seating area. Greenhouse and shed.

The rear garden offers a high degree of privacy and features a secluded patio, creating the perfect setting for outdoor dining and entertaining with family and friends. Beautifully maintained and thoughtfully designed, the gardens provide an exceptional outdoor space ideally suited to the needs of a growing family.

## Viewing Strictly Through Liz Milsom Properties

To view this lovely property please contact our dedicated Sales Team at LIZ MILSOM PROPERTIES.

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9.00 am - 5.00 pm Friday

9.00 am – 2.00 pm Saturday

Closed - Sunday

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## Tenure

Freehold - with vacant possession on completion. Liz Milsom Properties Limited recommend that purchasers satisfy themselves as to the tenure of this property and we recommend they consult a legal representative such as a solicitor appointed in their purchase.

## Services

Water, mains gas and electricity are connected. The services, systems and appliances listed in this specification have not been tested by Liz Milsom Properties Ltd and no guarantee as to their operating ability or their efficiency can be given.

## Making An Offer

As part of our dedicated service to our Sellers, we ensure that all potential buyers are in a position to proceed with any offer they make and therefore ask any potential purchaser to speak with our Mortgage Advisor to discuss and establish how they intend to fund their mortgage for the purchase. We work closely with the Mortgage Advice Bureau who can offer Independent Financial Advice, helping you secure the best possible deal and potentially save you money. NB If you are making a cash offer, we will ask you to confirm the source and availability of your funds in order for Liz Milsom Properties to present your offer in the best possible light to our clients.

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## Measurements

Please note that room sizes are quoted in metres to the nearest tenth of a metre measured from wall to wall. The imperial equivalent is included as an approximate guide for applicants not fully conversant with the metric system. Room measurements are included as a guide to room sizes and are not intended to be used when ordering carpets or flooring.

## Disclaimer

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

LMPL/LMM/22.06.2026/1 DRAFT

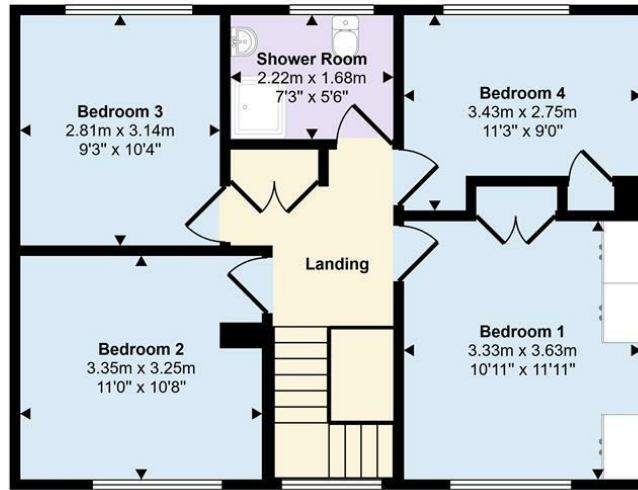
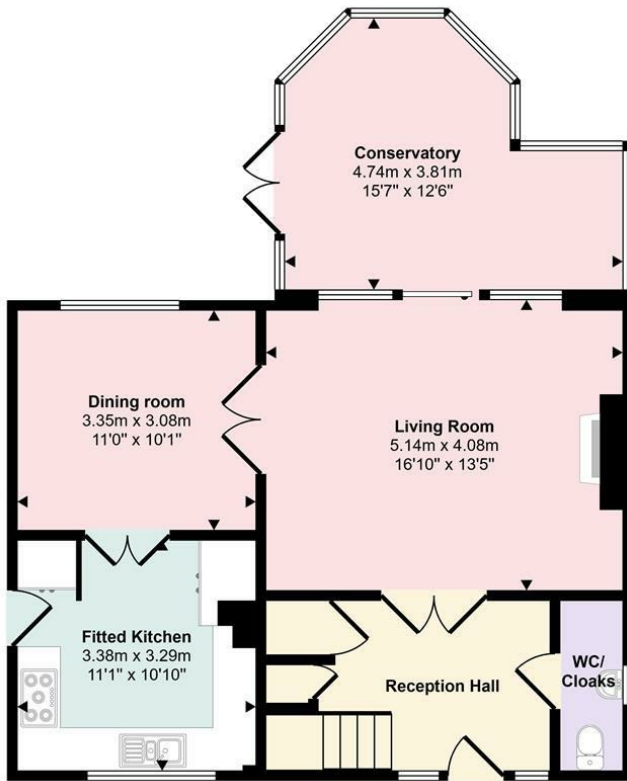




## Directions

For SAT NAV purposes use DE15 0AQ

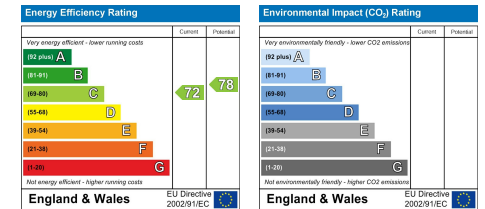
Approx Gross Internal Area  
129 sq m / 1383 sq ft



Ground Floor  
Approx 71 sq m / 769 sq ft

First Floor  
Approx 57 sq m / 614 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



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## COUNCIL TAX

Band: D

The vendor informs us that the property is Freehold, however we have not inspected the title deeds. We would advise you consult your own solicitor to verify the tenure.



## THE TEAM

Liz and her team, who are dedicated and strive to provide you with excellent service.... And REMEMBER we are only a phone call or click away.

## GENERAL INFORMATION

NOTE: Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if you are contemplating travelling some distance to view the property.

## MONEY LAUNDERING

All Estate Agents are required by Law to check the identification of all Purchasers prior to instructing solicitors on an agreed sale and for all Sellers prior to commencing marketing a property. Suitable forms of ID include new style Drivers Licence and signed Passport.

## THE NATIONAL ASSOCIATION OF ESTATE AGENTS (NAEA)/THE PROPERTY OMBUDSMAN SCHEME

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