

3 Orchid Close
Burton-On-Trent, Staffordshire DE15 9FH
Offers in excess of £310,000

lizmilsom properties

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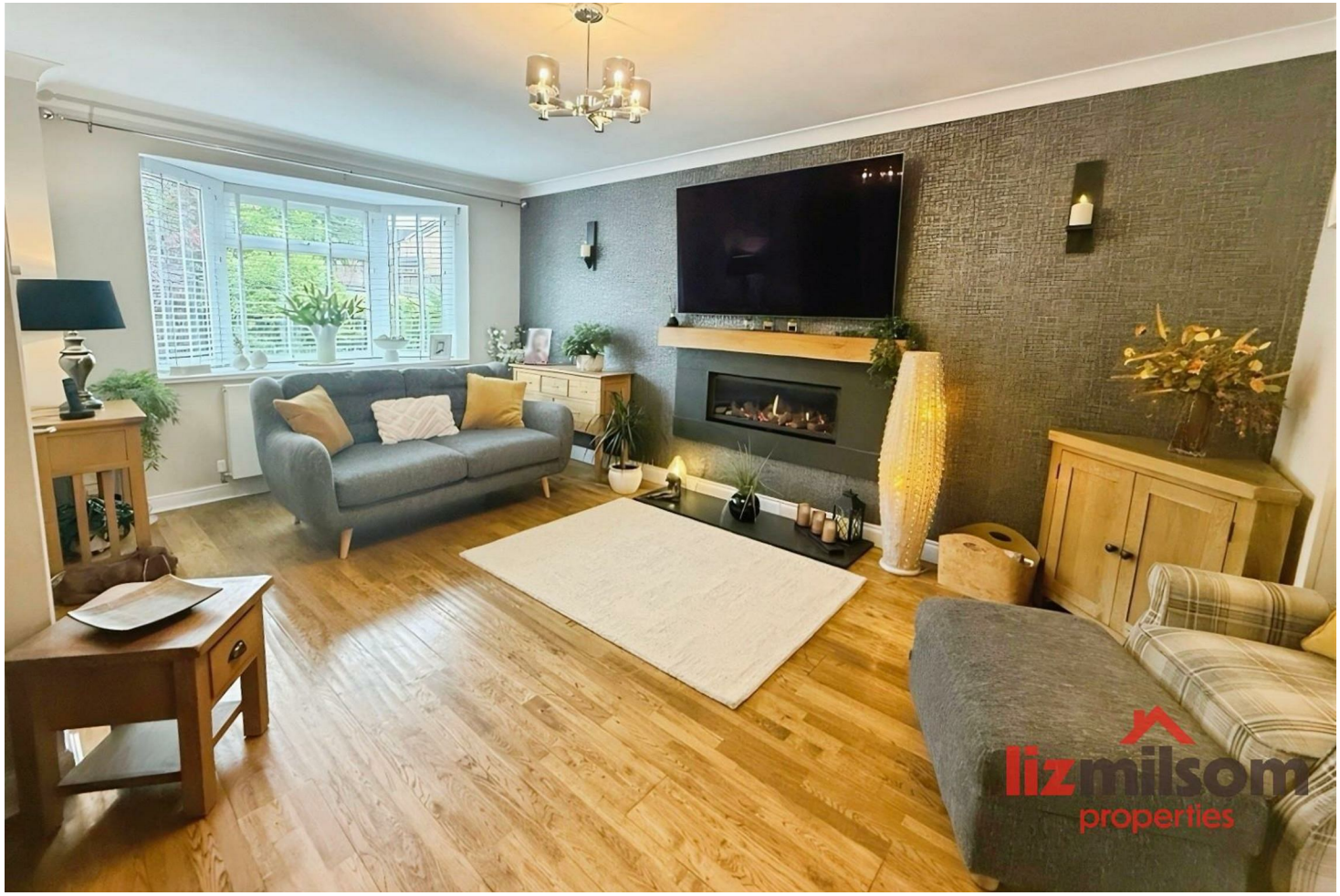
** LIZ MILSOM PROPERTIES ** are excited to bring to the market this beautifully presented THREE BEDROOM DETACHED HOME, set within the highly desirable Brizlincote Valley. Offering spacious and versatile accommodation, the property features THREE Reception Areas, a generous Breakfast Kitchen, principal Bedroom with En-suite, attached GARAGE and landscaped gardens. Outside, a wide block-paved driveway provides ample OFF ROAD PARKING, while the attractive rear garden enjoys elevated panoramic views, mature planting and multiple seating areas. A superb family home in a sought-after location, offering space, flexibility and outstanding outdoor living. EPC Rating "D"/ Council Tax Band "C" - HURRY TO VIEW .....

- Three-bedroom DETACHED Home
- Immaculately maintained
- Extended Sun Room/Snug
- Principal Bedroom with En-suite
- Driveway & Integral GARAGE
- Sought-after Brizlincote Valley
- Three Reception Rooms
- Spacious Breakfast Kitchen
- Landscaped garden with VIEWS
- Peaceful cul-de-sac location







Location
Stapenhill is situated east of the Trent and was once a small village which has long since been surrounded by new housing developments. Local features include Stapenhill Gardens, several public houses a church and a cemetery. The main Secondary Schools in the area are Paulet High School, and Blessed Robert Sutton Catholic Sports College, which has just received an Outstanding school (as graded by Ofsted 2023) with Stapenhill Post 16 Centre. Infant/Junior schools in the area include; Violet Lane Infants, Edge Hill Junior, Waterside Junior and Short Street Infants-soon to be "Riverside Primary". The centre of Burton upon Trent is within convenient driving distance providing a broad range of shopping and leisure facilities. For the commuter Stapenhill is a popular location with quick access to the A50, A38, A5 and M6 Toll road which in turn provide ease of journey too many midland commercial centres and beyond.

Overview - Ground Floor
The welcoming hallway provides access to the ground floor accommodation and includes tiled flooring and a staircase to the first floor, with a useful WC positioned off the hall with a modern two piece suite. The beautifully presented living room features a contemporary fireplace, feature wall and large front-facing window, with an open flow through to the dining area. The dining room provides an ideal space for entertaining, with French doors leading into the impressive extended sunroom/snug. This bright and versatile additional reception room benefits from wraparound windows, garden views and direct access outside, with a recently installed cosy roof, making it perfect as a second sitting room, reading room or relaxing space. The spacious breakfast kitchen is fitted with a good range of wall and base units, integrated oven and hob, tiled splashbacks and space for appliances, with ample room for a dining table. Doors lead directly onto the rear garden and into the integral garage. The property also benefits from newly fitted blinds, which are included in the sale, while the boiler was installed in 2024 and has a full service history.

Overview - First Floor
The spacious landing provides access to all three bedrooms and the family bathroom, with a useful airing cupboard and side window. The generous principal bedroom features fitted wardrobes and a front-facing window, together with a modern en-suite shower room. Bedroom two is a well-proportioned double enjoying views over the rear garden and plenty of natural light, while bedroom three offers a versatile space ideal for a child's bedroom, nursery, dressing room or home office. The modern family bathroom is fitted with a bath and shower over, vanity basin unit, WC, heated towel rail and attractive tiling.

Reception Hallway
7'0" x 3'6" (2.14m x 1.07m)

Spacious Kitchen/Diner
16'2" x 9'3" (4.93m x 2.82m)

Dining Room
9'9" x 9'2" (2.98m x 2.80m)

Stunning Lounge
15'8" x 13'10" (4.78m x 4.22m)

Sunroom/Snug
10'1" x 8'10" (3.08m x 2.71m)

Ground Floor Cloaks/WC
5'9" x 2'7" (1.77m x 0.80m)

Stairs to First Floor & Landing

Principal Bedroom
11'10" x 9'9" (3.61m x 2.98m)

Ensuite Shower Room
6'3" x 5'6" (1.91m x 1.68m)

Bedroom Two
10'7" x 7'4" (3.23m x 2.26m)

Bedroom Three
7'4" x 7'3" (2.26m x 2.21m)

Family Bathroom
7'6" x 4'5" (2.31m x 1.35m)

Integral Garage
17'11" x 8'0" (5.47m x 2.46m)

Outside Front - Overview
The attached garage provides a versatile and useful space with power, lighting, tiled flooring and access from both the driveway and kitchen, ideal for parking, storage or workshop use. To the front, a large block-paved driveway offers extensive OFF ROAD PARKING, complemented by landscaped borders with mature shrubs and trees. Gated side access leads through to the rear garden.

Outside Rear - Overview
Accessed via a wooden side gate, the block-paved side entryway provides a private and useful space, ideal for storage or relaxing on warm summer afternoons. A further wooden gate leads into the beautifully landscaped rear garden, which features patio seating areas, pathways, gravelled sections, established shrubs, evergreens and ornamental planting. Fully enclosed for privacy, the garden enjoys elevated, far-reaching views, creating a peaceful and attractive outdoor retreat.

AGENTS NOTE:
This exceptional three-bedroom detached home has been thoughtfully upgraded and maintained to an exceptional standard throughout. Offering spacious and versatile accommodation across two floors, including three reception areas, a generous breakfast kitchen, three bedrooms, en-suite and family bathroom, together with an attached garage and extensive off-road parking. Externally, the property boasts beautifully landscaped and private gardens with multiple seating areas and far-reaching elevated views. Situated within the highly desirable Brizlincote Valley, this is a superb family home offering excellent space, presentation and outdoor living, and is a true key-turn property for any potential purchaser, requiring little more than moving in and enjoying.

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*The Office will provide the relevant information/costings for the purposes of AML upon acceptance of any offer.

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.

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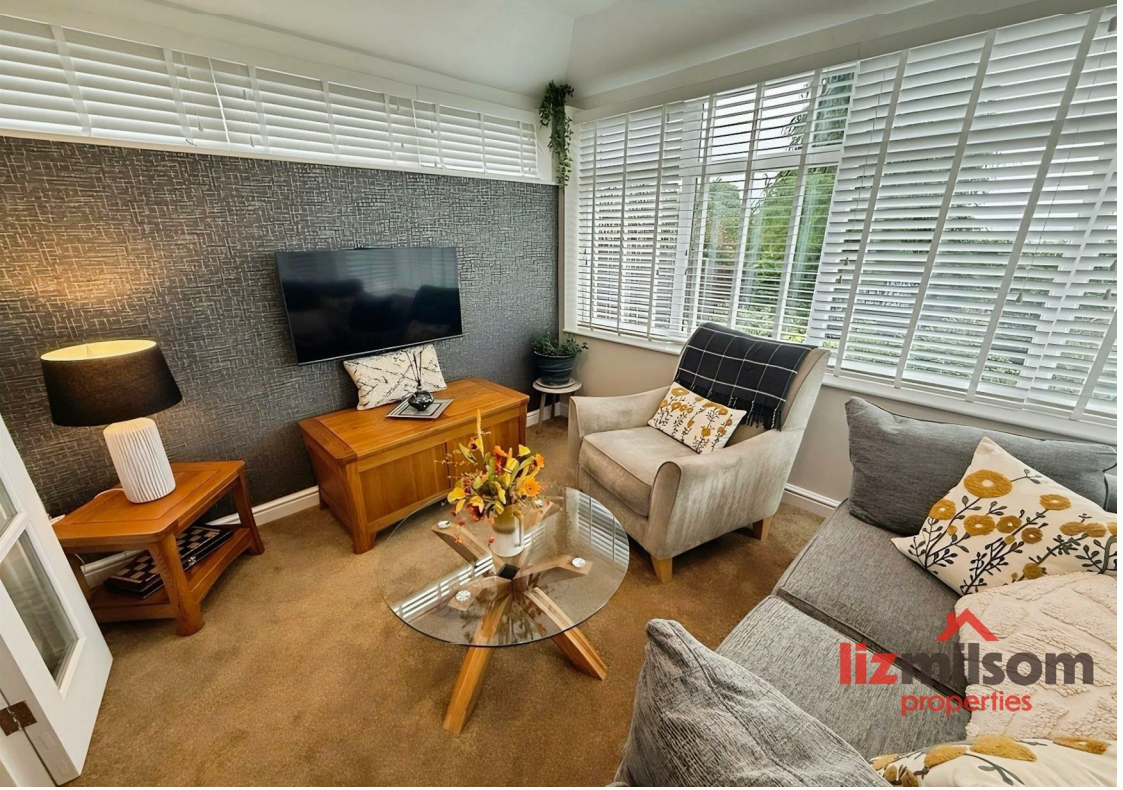
Measurements
Please note that room sizes are quoted in metres to the nearest tenth of a metre measured from wall to wall. The imperial equivalent is included as an approximate guide for applicants not fully conversant with the metric system. Room measurements are included as a guide to room sizes and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

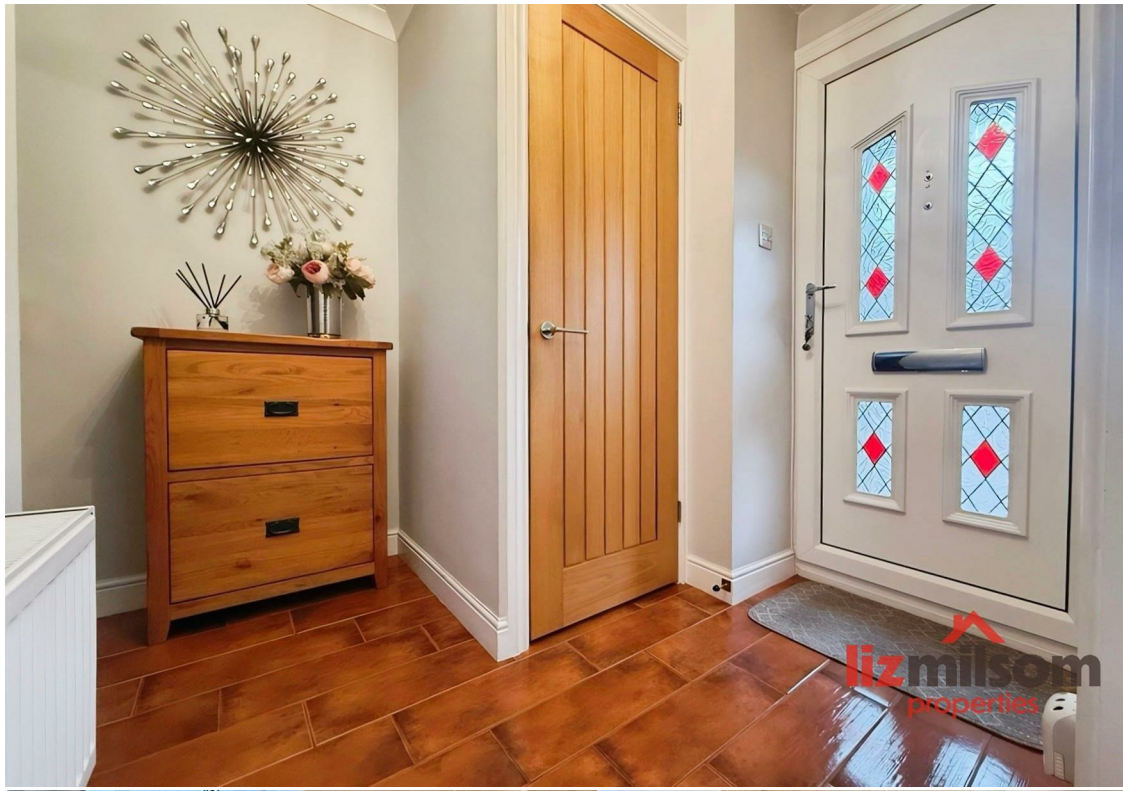
Services
Water, mains gas and electricity are connected. The services, systems and appliances listed in this specification have not been tested by Liz Milsom Properties Ltd and no guarantee as to their operating ability or their efficiency can be given.

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.







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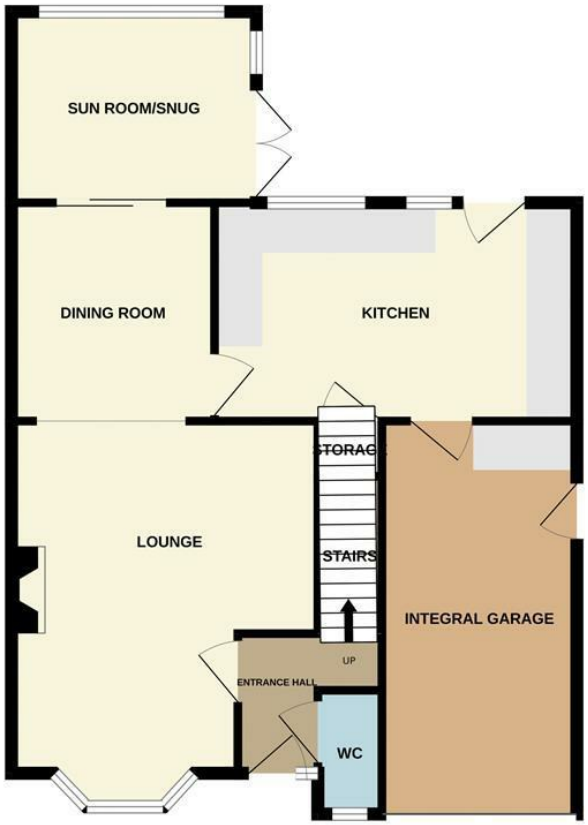
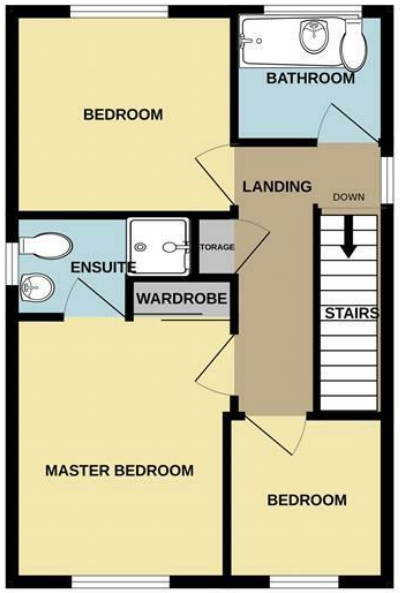
GROUND FLOOR



1ST FLOOR



4 ORCHID CLOSE

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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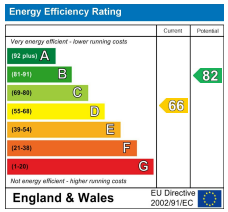
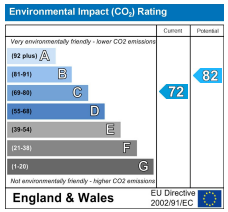
Directions

For SatNav purposes follow DE15 9FH where the subject property can be found on the left hand side or Orchid Close.





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COUNCIL TAX

Band: C
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.



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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.

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