



**2 Ashdale Close**  
**Burton-On-Trent, Staffordshire DE15 9HN**  
**£320,000**



## 2 Ashdale Close, Burton-On-Trent, Staffordshire DE15 9HN

**\*\* LIZ MILSOM PROPERTIES \*\*** are delighted to offer for sale this executive family detached home occupying a superb CORNER PLOT position having the benefit of double glazing throughout gas central heating, off road parking and attached DOUBLE GARAGE. Internal inspection will reveal: Entrance hallway with ground floor cloaks/WC , Lounge overlooking the rear garden with patio doors, SPLENDID FITTED FAMILY/KITCHEN/DINER with integrated appliances and units, Separate utility room, uPVC double glazed conservatory and separate study/Bedroom 5. First floor accommodation provides four good sized bedrooms with en-suite and family bathroom.

Outside the property is approached via a double width driveway leading to a double attached garage and side gated access to an established well maintained enclosed rear garden.

The property must be viewed to fully appreciate not only the location but the deceptively spacious accommodation on offer being ideal for large families. Conveniently located for Burton Town Centre and the A38 linking major road networks. **HURRY TO VIEW** - call the Award winning Agents, LIZ MILSOM PROPERTIES on 01283 219336. Open 7 days - Late till 8pm weekdays.

- Spacious detached family home
- Gas central heating & double glazing
- Open plan Conservatory
- Study/Bedroom 5, Cloaks/WC
- Attached double garage, parking
- Occupying a prime corner plot
- Splendid refitted Family/kitchen/diner
- Separate Utility, Rear Lounge
- Master bedroom with Ensuite
- Viewing highly recommended



**Location**

Just a short way from the centre of Burton on Trent, this superb family home enjoys a peaceful position on Brizlincote Valley, at the head of a small select cul-de-sac, with the added advantage of limited traffic. The location combines the ideals of convenient access to local amenities. There are an excellent range of amenities in Burton on Trent including shopping centres, leisure facilities, restaurants and a cinema, all just a short drive away. The property lies within catchment for the Tower Primary and Paulet High School. The location is ideally placed for commuter routes such as the A511, A444, A38, M6 and M6 Toll roads with further public transport available nearby including a rail station with links to Derby, Birmingham and beyond. The international Airports of Birmingham and East Midlands are also both within an easy drive.

**Overview - Ground floor**

The property benefits from gas central heating, double glazing throughout with quality floor coverings and fitted carpets.

The property is approached and entered through a PVCu front entrance door, which in turn leads into a generous sized Porch. The entrance hallway which provides access to the majority of the ground floor accommodation. There are stairs rising off as well as access to the Guest cloakroom/WC with two piece suite There is also a storage cupboard and access to the spacious Lounge which is well proportioned and well presented with plenty of space for free standing furniture and patio doors leading through to the rear garden.

The impressive refitted family room/kitchen diner is located to the front and runs the full length of the property ..... this is definitely the hub of the home. Having an extensive range of high quality gloss wall and floor mounted units incorporating many pull out storage units as supplied by Howdens. There are plenty of work preparation surfaces with inset with a one and a quarter sink unit with boiling water/mixer tap over, There is space for American style fridge/ freezer and integrated dishwasher double oven and induction hob with extractor over. Recessed ceiling down-lights, laminate flooring and bow window overlooking the front garden with an open archway leading to the Conservatory which overlooks the rear garden and give access to the patio area. There is access to separate Utility having ample appliance space and work surface area over with fitted single sink. The wall mounted Glow worm gas boiler serves both the central heating and domestic hot water systems.

Finally completing the ground floor accommodation is the multi-functional room located at the front of the property which could be used as a study or as our sellers use as a ground floor double bedroom.

**Overview - First floor**

Upstairs, the principal bedroom is located to the front of the property, being a generous sized double, having plenty of space for any free standing furniture and has access to the en-suite Bathroom comprising of low level WC, pedestal hand wash basin and bath with tiled surrounds.

The family bathroom comprises of a three piece white suite with low level WC, wash hand basin and a bath with attractive tiling to walls.

The property benefits from three further bedrooms which are very well proportioned and would be ideal for a young or growing family.

**The Well Presented Accomodation**

**Reception Hall**

17'7 x 7'8 max (5.36m x 2.34m max )

**Guest Cloaks / WC**

6'4 x 3'0 (1.93m x 0.91m)

**Spacious Lounge**

20'7 x 10'8 (6.27m x 3.25m)

**Separate Utility**

6'3 x 5'4 (1.91m x 1.63m)

**Study / Bedroom Five**

10'3 x 7'4 (3.12m x 2.24m)

**Refitted fabulous Family /Kitchen Diner**

20'0 x 12'4 reducing to 10'0 (6.10m x 3.76m reducing to 3.05m)

**Open plan Conservatory**

9'6 x 8'6 (2.90m x 2.59m)

**First Floor and Landing**

**Master Bedroom**

12'9 x 9'7 (3.89m x 2.92m )

**En Suite**

6'7 x 5'8 (2.01m x 1.73m)

**Double Bedroom**

11'5 x 11'0 (3.48m x 3.35m)

**Double Bedroom**

13'9 x 8'1 ( 4.19m x 2.46m )

**Family Bathroom**

7'5 x 6'0 (2.26m x 1.83m )

**First floor Bedroom Four / Home Office**

6'7 x 5'8 (2.01m x 1.73m)

**Outside**

**Double width off road parking**

**Attached double garage**

Having pitched tiled roof, power and light supply with metal up and over doors and rear access door leading to the rear patio and garden. To the rear of the garages there is a useful brick built garden store.

**Fully enclosed rear garden**

Occupying a generous sized corner plot the property benefits from an above average sized garden with an excensive patio area, steps leading to the rear garden with shaped flower borders and shrubs. Being a great sized garden for entertaining family. There are part panelled and brick walled boundaries.

**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.

**Viewing : Strictly through Liz Milsom Properties**

At Liz Milsom Properties, we provide an efficient and easy selling/buying process, with the use of latest computer and internet technology combined with unrivalled local knowledge and expertise. Put your trust in us, we have a proven track record of success – offering straight forward honest advice and extremely competitive fees.

Available  
8.00 am – 8.00 pm Monday to Friday,  
9.00 am – 4.00 pm Saturday  
11.00 am – 2.00 pm Sunday.

Call 01283 219336

email: sales@lizmilsomproperties.co.uk for your FREE valuation.

**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/EMM/01.10.2021/1 DRAFT











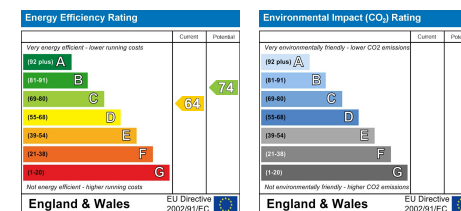


TOTAL FLOOR AREA : 1559 sq.ft. (144.9 sq.m.) approx.

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.  
Made with Metropix ©2021

## Directions

The property is best approached by travelling into Brizlincote Valley along Beaufort Road, continue straight on over the roundabouts and turn left into Ashdale Close, a cul-de-sac on the left where the property is situated on the right hand side, clearly denoted by our distinctive red 'For Sale' board. For SAT NAV purposes use: DE15 9HN



Seabrook House, Dinmore Grange, Hartshorne,  
Swadlincote, Derbyshire DE11 7NJ

Directors: E M Milsom G T Milsom

📞 01283 219336

📞 07974 113853

✉ [liz.milsom@lizmilsomproperties.co.uk](mailto:liz.milsom@lizmilsomproperties.co.uk)

🌐 [lizmilsomproperties.co.uk](http://lizmilsomproperties.co.uk)







## COUNCIL TAX

Band: E

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

Liz Milsom properties Ltd are proud to be a member of the NAEA and subscribe to their Rules of Conduct and are a member of The Property Ombudsman Scheme (TPO) Code of Practice.

**KEEP UP TO DATE**  
with **lizmilsom properties**  
for **NEW** listings,  
Offers, Competitions  
& much much more...

**lizmilsom properties**  
**Want to arrange a viewing ???**  
Call Liz, Vicky or Donna on:  
**01283 219336**

**lizmilsom properties**  
Our office is open 7 days a week  
**Monday to Friday 8am - 8pm**  
**Saturday 9am - 4pm**  
**Sunday 11am - 2pm**  
**OPEN LONGER, WORKING HARDER TO SELL YOUR HOME !**

We can search  
1,000s of mortgages  
for you

It could take just 15 minutes with  
one of our specialist advisers:

Call: **01283 219336**  
Online: [www.mortgageadvicebureau.com/lizmilsom](http://www.mortgageadvicebureau.com/lizmilsom)



Your home may be repossessed if you do not keep up repayments on your mortgage.  
There will be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

MA8 4202

