

2 Dunstall Brook, Burton-On-Trent, Staffordshire, DE15 9FX
£325,000



Seabrook House, Dinmore Grange, Hartshorne,
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LIZ MILSOM PROPERTIES are delighted to offer this upgraded Three Bedroom Detached Family Home on the sought-after Brizlincote Valley. The property features a spacious Lounge, Dining Room, Sun Room, stylish Breakfast Kitchen, and Cloaks/WC. Upstairs offers two Double Bedrooms (one with En-suite), a further Single Bedroom, and Family Bathroom. Externally there's ample Off-Road Parking, a Garage with electric door, and a landscaped rear garden. Early viewing essential – this one won't be around for long!

Overview

Set back from the road, the property enjoys a generous block-paved driveway providing ample off-road parking for several vehicles, leading to a single Garage with electric door and side gated access to the rear garden.

Upon entering, you're welcomed by a bright and spacious Reception Hallway, giving access to all ground floor rooms. To the front elevation is a modern Cloakroom/WC with a contemporary two-piece suite. The well-proportioned Lounge also overlooks the front and features a wall-mounted electric log-effect fire, TV point, quality carpet, and double doors leading through to the Dining Room.

The Dining Room benefits from further access to both the Kitchen and the rear Sun Room, making it a perfect space for entertaining. The Sun Room overlooks the landscaped rear garden and includes fitted carpet, feature spotlight lighting, and a door opening out to the patio—ideal for year-round use.

The true heart of the home is the stunning, fully upgraded Breakfast Kitchen, designed to impress. It boasts sleek high-gloss grey wall and base units with luxury quartz work surfaces, and a full range of integrated appliances, including a double oven, microwave, coffee machine, 5-ring gas hob with extractor, and dishwasher. A dedicated Utility Cupboard houses the washing machine and tumble dryer, while a wine fridge completes this high-end space. The kitchen also features bi-fold doors opening onto the garden and a stylish breakfast bar with seating, making it the perfect spot for family meals or casual dining. A further internal door provides convenient access to the Garage.

To the First Floor, the spacious Main Bedroom is a generous double room featuring a walk-in wardrobe, carpeted flooring, centre light point and radiator. The stylish En-Suite Shower Room includes a modern three-piece suite comprising a double shower cubicle, inset sink, closed-coupled WC, and chrome heated towel rail.

Bedroom Two is another excellent double room, overlooking the front elevation, also with carpeted flooring, centre light point, radiator, and TV point.

Bedroom Three is a well-proportioned single bedroom, overlooking the rear garden – ideal as a child's room, guest room, or home office.

Completing the upstairs accommodation is the Family Bathroom, fitted with a sleek white three-piece suite including a panelled bath with mains shower over, closed-coupled WC, inset sink, heated towel rail, and neutral décor throughout.

To the front, the property is set behind a generous block-paved driveway offering ample off-road parking and access to the integral garage. A wooden side gate leads to the rear.

The rear garden is a real highlight – large, fully enclosed and beautifully landscaped, it has been thoughtfully designed across multiple levels to offer a mix of entertaining and relaxation spaces.

A spacious patio area directly off the Kitchen and Sun Room provides the perfect setting for outdoor dining and entertaining. Steps lead to a second tier, which offers a flexible space ideal for a children's play area or an additional seating/lounge area.

The third/top tier focuses on greenery, with a neat lawned area, and beyond this sits an elevated, covered seating area equipped with light and power – perfect for a hot tub or cosy outdoor retreat. This top level enjoys stunning views overlooking the entire garden, creating a truly tranquil and impressive outdoor space.

Reception Hallway

6'2" x 3'2" (1.89m x 0.97m)

Spacious Lounge

17'7" x 10'11" (5.38m x 3.35m)

Separate Dining Room

12'5" x 9'4" (3.8m x 2.87m)

Sun Room

11'4" x 10'11" (3.47m x 3.33m)

- Modern DETACHED Family Home
- Sought After Location
- Lounge & Separate Dining Room
- Sun Room & Ground Floor Cloaks
- Stunning Modern Fitted Breakfast Kitchen
- Bedroom One with Ensuite Kitchen
- Two further Bedrooms
- Family Bathroom
- Garage & OFF ROAD PARKING
- Landscaped Rear Garden

Stunning Contemporary Breakfast Kitchen

17'3" x 15'3" (5.27m x 4.65m)

Ground Floor WC

Stairs to First Floor & Landing

Bedroom One

14'0" x 11'4" (4.27m x 3.47m)

Ensuite Shower Room

7'3" x 4'11" (2.23m x 1.5m)

Bedroom Two

11'2" x 10'7" (3.41m x 3.23m)

Bedroom Three

11'1" x 7'7" (3.39m x 2.33m)

Family Bathroom

7'6" x 6'4" (2.3m x 1.94m)

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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

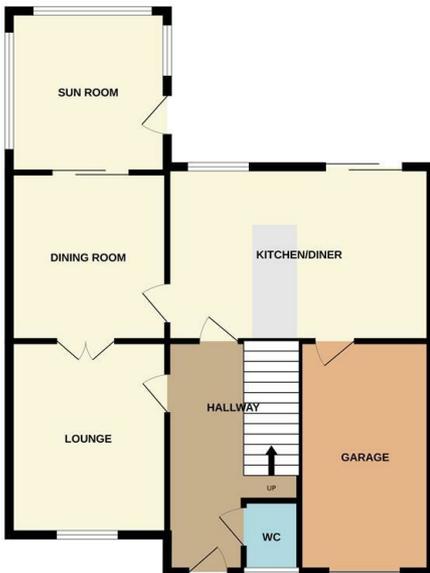
Freehold - with vacant possession on completion. Liz Milsom Properties Limited recommend that purchasers satisfy themselves as to the tenure of this property and we recommend they consult a legal representative such as a solicitor appointed in their purchase.

Directions

For SatNav purposes follow DE15 9FX

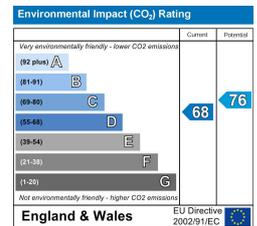
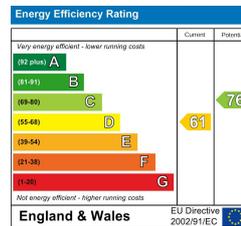
GROUND FLOOR
803 sq.ft. (74.6 sq.m.) approx.

1ST FLOOR
379 sq.ft. (35.2 sq.m.) approx.



TOTAL FLOOR AREA: 1182 sq.ft. (109.8 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the floorplans 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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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.



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