

# Bramling Cross Road

Burton-on-Trent, DE14 1DH



A superbly appointed semi-detached family home in a popular area in Burton.

£245,000



John German

This home boasts a brilliant amount of living accommodation throughout, which is all finished to an immaculate modern standard. In 2020, the current seller extended to the side of the property and has created a fantastic space just off the kitchen.

This home briefly comprises an entrance hallway, guest cloakroom, spacious living room with patio doors to the rear garden, modern fitted kitchen and a living/dining room to the side. To the first-floor landing, this property enjoys three separate bedrooms. To finish, the home also has a family bathroom.

The home offers a single garage which can be accessed via up and over doors to the front. The garage has power and lighting throughout. In front of the garage, the home also has space for at least two cars on a tandem, tarmaced driveway. To the rear garden, the property has been landscaped to a very good standard. Mainly laid to Indian slab stone paving, privately enclosed to the perimeter and not particularly overlooked to the back.

This property is situated on a popular residential development, just outside of the market town of Burton-On-Trent. There are a number of primary schools in the area which feed into the De Ferrers Academy, and the property also lies within a short drive of John Taylor Free School in Tatenhill. A train station in Burton offers regular intercity links to Derby and Birmingham, the property lies within a convenient distance of the A38, A515 and A50 which in turn connect to the national motorway network beyond, and the International airports of Birmingham, East Midlands and Manchester are all within a convenient drive.

**Tenure:** Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

**Property construction:** Standard

**Parking:** Drive & garage

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:** Mains

**Heating:** Gas

(Purchasers are advised to satisfy themselves as to their suitability).

**Broadband type:** See Ofcom link for speed: <https://checker.ofcom.org.uk/>

**Mobile signal/coverage:** See Ofcom link <https://checker.ofcom.org.uk/>

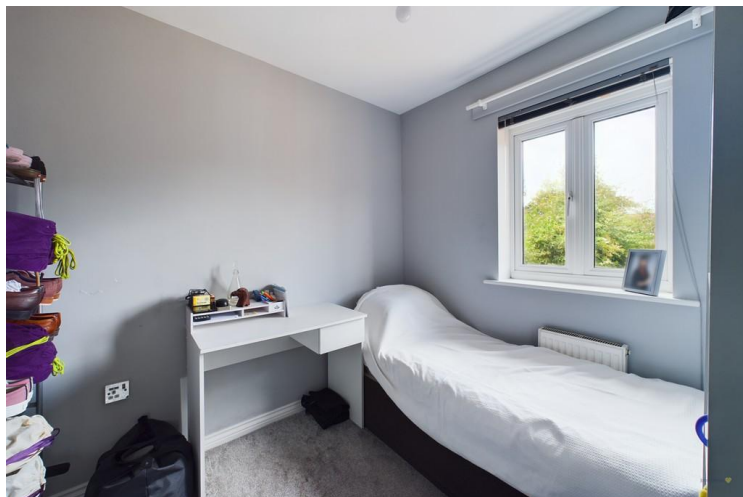
**Local Authority/Tax Band:** East Staffordshire Borough Council / Tax Band B

**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)  
[www.eaststaffsbc.gov.uk](http://www.eaststaffsbc.gov.uk)

**Our Ref:** JGA/10072024

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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#### Agents' Notes

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Burton upon Trent | Derby | East Leake | Lichfield  
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