



# HOPKINS & DAINTY

ESTATE AGENTS



**Fairfields, Branston, DE14 3PE**

**£365,000**

**\*\*OPEN 7 DAYS\*\*** HOPKINS & DAINTY of TICKNALL are delighted to offer for sale this most spacious FOUR DOUBLE BEDROOM stylish and modern detached house, having been meticulously cared for since being built 2.5 years ago and located within a desirable development in Branston village. The current owners certainly have a flair for design and quality and this theme is obvious from the moment you enter the property. The accommodation has gas central heating and double glazing as you would expect and has the addition of a brand new kitchen fitted in just November of 2023. In brief, this fabulous property has to offer: Entrance hall, downstairs W.C., lounge with double opening French doors leading out onto the rear garden, open plan kitchen/dining room with useful understairs storage cupboard and a utility room. To the first floor there are four double bedrooms, an en-suite shower room to bedroom one and a family bathroom to service the remaining bedrooms. Outside there is a well kept rear garden, side driveway with electric car charging point and a detached garage. Viewing is very highly recommended. If you would like to see this home for yourself, feel free to let us know when you are available. We are open 7 days a week.

### Entrance hall

With stairs off to the first floor, vertical radiator, door to:

### Downstairs W.C

With W.C., wash hand basin, radiator, Amtico flooring.

### Lounge 21'4" x 11'2" (6.51 x 3.42)



With two radiators, window to the front, double opening French doors leading out onto the rear garden.

### Open plan Kitchen/dining room



Re-fitted just last year and fitted with a range of matching wall and base units, working surfaces with matching upstand, inset one and a half bowl sink unit and drainer, fitted eye level electric oven plus oven/microwave over, fitted hob with extractor hood over, integrated dishwasher, appliance space for American style fridge/freezer (staying) fitted kitchen island with breakfast bar and further storage cupboards, Amtico flooring, windows to the front and rear, vertical radiator, useful understairs storage cupboard, door to:

### Utility room



Fitted with matching wall and base units, continued from the kitchen with working surface and matching upstand, inset sink unit, Amtico flooring, appliance space for washing machine and tumble dryer, door to the rear.

### The first floor

### Bedroom One 13'4" to back of fitted wardrobes x 11'5" (4.08 to back of fitted wardrobes x 3.49)



With window to the rear, fitted wardrobes with sliding doors, radiator door to:

### En-suite shower room



With double shower cubicle and shower, pedestal wash hand basin, W.C., partially tiled walls, wall mounted electric charging point, window to the rear, heated towel rail.

### Bedroom Two 11'5" x 12'10" max measurements (3.48 x 3.93 max measurements)



With window to the rear, radiator.

### Bedroom Three 11'5" x 8'2" max measurements (3.48 x 2.49 max measurements)



With window to the front, radiator.

### Bedroom Four 11'4" x 7'8" (3.46 x 2.34)



With window to the front, radiator.

### Bathroom



Fitted with a white three piece suite comprising: panelled bath with shower over, pedestal wash hand basin, W.C., partially tiled walls, heated towel rail, wall mounted electric charging point, window to the front.

## Outside



## Garage 19'10" x 9'11" (6.07 x 3.04)

With up and over door, power and lighting.

The property offers a manicured rear garden with lawn, patio seating area, garden arbour seat, outdoor lighting and outdoor tap. Gated side access leads to the driveway which has a wall mounted electric car charging point and access to the garage.

### Important Information

These sales details are produced in good faith with the approval of the vendors and are given as a guide only. If there is any point which is of specific importance to you, please check with us first, particularly if travelling some distance to view the property. Please note that we have not tested any of the appliances or systems at this property and cannot verify them to be in working order. Unless otherwise stated fitted items are excluded from the sale, such as carpets, curtains, light fittings and sheds. These sales details, the descriptions and the measurements therein do not form part of any contract and whilst every effort is made to ensure accuracy this cannot be guaranteed. Nothing in these details shall be deemed to be a statement that the property is in good structural condition or otherwise. Purchasers should satisfy themselves on such matters prior to purchase. Any areas, measurements or distances are given as a guide only. Photographs are taken with a wide angle digital camera. Nothing herein contained shall be a warranty or condition and neither the vendor or ourselves will be liable to the purchaser in respect of any mis-statement or misrepresentation made at or before the date hereof by the vendor, agents or otherwise. Any floor plan included is intended as a guide layout only. Dimensions are approximate. Do Not Scale.

# Floor Plan

## Ground Floor

Approx. 60.2 sq. metres (648.0 sq. feet)



## First Floor

Approx. 60.9 sq. metres (655.3 sq. feet)



Total area: approx. 121.1 sq. metres (1303.3 sq. feet)

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Plan produced using PlanUp.

## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			94
(81-91) B		85	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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