



Tatenhill Lane, Branston, Burton-On-Trent, DE14 3EZ

Asking Price £255,000

Nicholas  
Humphreys



# Tatenhill Lane, Branston, Burton-On-Trent

A delightful semi detached home presented to a high standard along "Tatenhill Lane", within easy reach of "Branston Water Park", nature reserve and local schools. The internal accommodation benefits uPVC double glazing and gas central heating supplied by the gas fired combination boiler with the home opening with a welcoming entrance porch leading into the reception hallway, where stairs leading up to the first floor. The dual aspect lounge has an attractive view through rear patio doors to the rear garden. The kitchen diner on the rear aspect provides a wide selection of fitted units and built-in appliances and a dining area with space for table & chairs. Leading on from the kitchen is a rear lobby giving access to the rear garden and downstairs guest cloakroom, WC. The first floor landing leads into three generous bedrooms with the master bedroom having built-in cupboards, the second double bedroom across the rear aspect includes a built-in cupboard and an attractive view across the rear garden. The refitted bathroom offers a three piece white bathroom suite with an electric shower positioned above the bath finished with complimentary full-height tiles, giving a modern and stylish appearance. The home is set back from the road behind a lawn garden and driveway, with side access to the extensive rear garden with patio area, coal shed with power supply, garden shed and hedge lined border.



### Location

Conveniently located along the A38 commuter route between Derby & Lichfield, connecting to the A50 and M1.

Burton town centre is within 3 miles, with railway station linking to Birmingham. The two nearest schools are Rykneld Primary School and the popular John Taylor Free School.

### The Accommodation

#### Front Porch

With glazed windows and door to the reception hallway.

#### Reception Hallway

With laminate flooring, radiator and stairs rising to the first floor.

#### Lounge

With window to the front aspect, French patio doors to the rear garden, laminate floor, feature fireplace, radiator, and door back to hallway.

#### Open Plan Kitchen Diner

##### Dining Area

With window to the side aspect, feature fire place and a walk-in pantry.

##### Fitted Kitchen

Fitted with a range of wall and base units with work surfaces over, sink and drainer, double oven, gas hob and extractor hood above, fridge/freezer, space and plumbing for a washing machine, radiator and windows to the rear and side aspects. Inner door to the rear lobby.

##### Rear Lobby & Guest Cloakroom

The lobby has a door onto the rear garden, with door into a guest WC with a single glazed window.

##### First Floor Landing

Window on the front elevation, access to loft and doors lead to;

##### Master Bedroom

Window to the side aspect, two storage cupboards, and radiator.

##### Bedroom Two

With window to rear aspect overlooking the garden, storage cupboard, and radiator.

##### Bedroom Three

With window to the front aspect and radiator.

##### Bathroom

Fitted with a modern white bathroom suite consisting WC, hand wash basin with unit below, bath with an electric shower above, finished with a quality wall tile, extractor fan and radiator.

##### Front & Rear Garden

Front lawn and driveway, with side access to an extensive rear garden. The coal shed has power supply and houses the gas fire combination boiler, supplying the hot water and heating system. There is a rear patio, large lawn and garden shed.

Draft details awaiting vendor approval and subject to change.

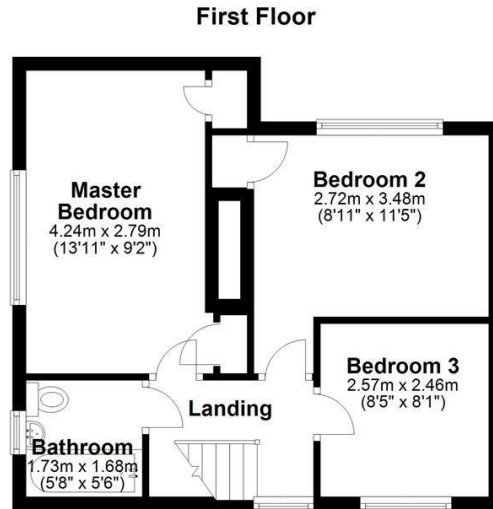
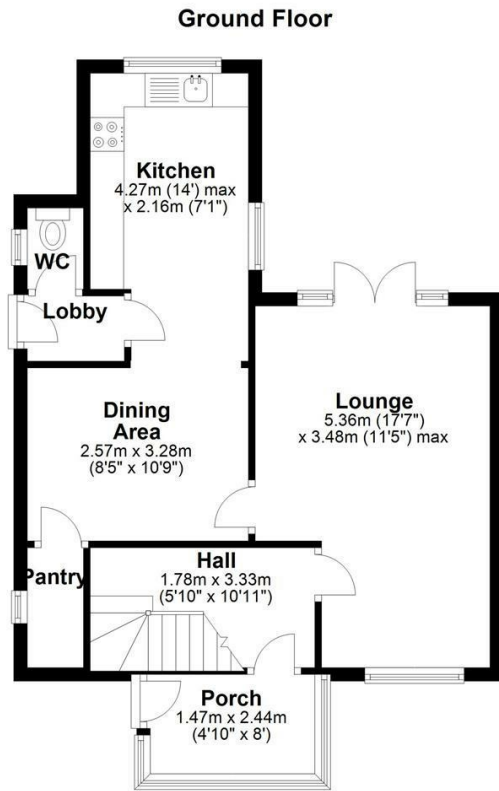












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Plan produced using PlanUp.



Council Tax Band B  
Freehold

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			<b>78</b>
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>54</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

**Services.** If & where stated in the details main's water, gas and electricity are understood to be available to the property, none of these have been tested or investigated for connection, nor any of the appliances attached thereto, have been tested by Nicholas Humphreys, who gives no warranties as to their condition or working order.

**Money Laundering.** Under the Protecting Against Money Laundering and Proceeds of Crime Act 2002, we must point out that any successful purchasers proceeding with the purchase will be asked for identification ie: Passport, Driving Licence, and recent Utility Bill. This evidence will be required prior to solicitors being instructed in the purchase of a property.

**Agent Note.** Whilst every care has been taken in preparation of these details, they are for guidance purpose only. All measurements are approximate, and whilst every care has been taken for accuracy, their accuracy should not be relied upon. Buyers are advised to recheck measurements. New development sites are increasingly implementing an on site annual management charge, all sale of property could be subject to this charge, to be verified & confirmed by your acting solicitor/ conveyancer before exchange of contracts.

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