



**Bramling Cross Road, Burton-On-Trent, DE14 1DH**

**Offers Around £350,000**

Nicholas  
**Humphreys**

# Bramling Cross Road, Burton-On-Trent

A stunning four bedroom detached family home with amazing open views to the rear aspect toward the Washlands and River Trent. The home has been upgraded to a high standard throughout with good size family accommodation on a generous plot.

The internal accommodation in brief offers a welcoming reception hallway, guest cloakroom, large lounge on the front aspect with double doors through to the open plan kitchen diner with a utility room and conservatory overlooking the rear garden with French patio doors.

The first floor has four family sized bedrooms, with the master bedroom having an en-suite shower room, and a central family bathroom off the good size landing area. The internal accommodation has uPVC double glazing and gas central heating throughout supplied a recently installed combination boiler.

The home is positioned within a cul de sac location with double width driveway leading to the garage and a generous garden on the rear elevation with open rural aspect.

This home is perfect for a growing family that wants the room to both relax and also entertain, within easy reach of the A38 commuter route linking the cities of Derby & Lichfield.



## The Accommodation

### Reception Hallway

Double glazed door and window to front elevation, under stairs storage space, laminate flooring, stairs to first floor.

### Guest Cloakroom

With white suite offering wash hand basin and WC.

### Lounge

5.13m x 3.48m (16'10 x 11'5)

With feature fireplace, double glazed window bay window to front elevation, laminate floor, single glazed French doors into the open plan dining kitchen.

### Open Plan Kitchen Diner

### Dining Room Area

3.25m x 2.95m (10'8 x 9'8)

With window to the rear aspect, laminate flooring continuing into the open kitchen area.

### Fitted Kitchen

4.57m x 2.69m (15'0 x 8'10)

A modern fitted kitchen offering a wide selection of white gloss units, with double glazed window to rear elevation, concealed dishwasher, freestanding range cooker, with extractor hood above, tiled to splash backs above work surfaces, door to the utility room and French uPVC doors through to the conservatory.

### Conservatory

4.11m x 2.97m (13'6 x 9'9)

A uPVC double glazed construction, laminate flooring and French patio doors to the rear garden.

### Utility Room

2.74m x 1.65m (9'0 x 5'5)

With base units with work surface over incorporating a sink with drainer, tiled to splash back, door out to the rear garden and door into the garage.

### Garage

5.03m x 2.79m (16'6 x 9'2)

With up and over door to the front.

## First Floor Landing

With cupboard housing the modern recently fitted gas fired Worcester combi boiler, and loft access.

### Master Bedroom

3.91m x 3.58m (12'10 x 11'9)

With two windows to the front elevation, two fitted double wardrobes and door to the en-suite.

### En-suite Shower Room

A modern fitted en-suite shower room offering WC, hand wash basin, shower enclosure with complimentary wall tiling, window and heated ladder chrome radiator.

### Bedroom Two

4.47m x 2.74m (14'8 x 9'0)

Positioned on the front elevation with built-in double wardrobe.

### Bedroom Three

3.86m x 2.62m (12'8 x 8'7)

With double wardrobe and window overlooking the rear garden and views beyond.

### Bedroom Four

3.78m x 2.31m (12'5 x 7'7)

With double wardrobe and window overlooking the rear garden and views beyond.

### Jack n Jill Bathroom

2.74m x 1.73m (9'0 x 5'8)

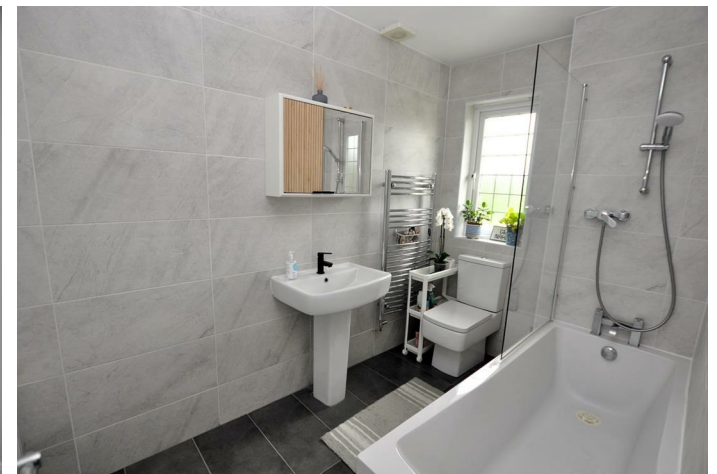
With double glazed window to rear elevation, heated towel radiator, bath with shower over, wash hand basin, WC, extractor fan and fully tiled, with the additional door into bedroom three.

### Outside

Large lawn garden with patio area and beautiful rural views of the countryside to the rear. To the front is a double width driveway and front garden.

Draft details awaiting vendor approval and subject to change.







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Plan produced using PlanUp.



Council Tax Band D  
Freehold

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>	<b>74</b>	
(55-68) <b>D</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.

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