



Spinney Road, Branston,
Burton-on-Trent



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Guide price £245,000



Key Features

- Heavily Extended Semi Detached Home
- Highly Regarded Cul de Sac Location
- Beautifully Presented Throughout
- Upvc Double Glazing & Gas Fired Central Heating
- Three Double Bedrooms
- 7m Tandem Garage
- EPC rating C
- Freehold





Situated within this delightful cul de sac this heavily extended three bedroomed semi detached home is worthy of an internal inspection to appreciate the accommodation on offer which in brief comprises:
 - large entrance hall, excellent fitted kitchen, main sitting room which leads through to a lovely dining room and on the first floor a landing leads to three double bedrooms and shower room. Outside to the front is a small fore garden with an adjacent block paved driveway providing extensive parking and leading to a 7m long tandem length garage. To the rear is a very pleasant beautifully landscaped and well stocked garden.



Accommodation In Detail

Upvc half obscure leaded double glazed entrance door leading to:

Impressive Entrance Hall 1.84m x 5.22m (6'0" x 17'1")

having quality fitted laminate flooring, obscure Upvc double glazed windows to both front and side elevations, one double central heating radiator, staircase rising to first floor, thermostatic control for central heating and fitted smoke alarm.

Fitted Kitchen 3.08m x 2.7m extending to 3.6m

having a lovely array of matt white base and eye level units with complementary rolled edged working surfaces, stainless steel sink and draining unit, four ring gas hob with double oven under, plumbing for washing machine, one double central heating radiator, Upvc double glazed window to front elevation and useful understairs storage area.

Reception Room 3.20m x 4.00m (10'6" x 13'1")

having oak fireplace with marble backplate and hearth together with inset Living Flame gas fire, one central heating radiator and archway leading through to:

Rear Sitting Room 2.40m x 4.28m (7'11" x 14'0")

having one central heating radiator and large Upvc double glazed French doors with double glazed units to either side opening out to the rear garden.



On The First Floor

Landing

having access to loft via retractable ladder and fitted smoke alarm.

Bedroom One 3.32m x 3.16m extending to 3.66m

having Upvc double glazed window to side elevation and one central heating radiator.

Bedroom Two 4.3m x 2.58m extending to 5.14m

having a range of built-in wardrobes, Upvc double glazed windows to rear elevation and one central heating radiator.

Bedroom Three 2.71m x 2.68m extending to 3.7m

having Upvc double glazed window to front elevation, one central heating radiator, useful overstairs cupboard with fitted shelving and hanging and airing cupboard with fitted Worcester condensing combi gas fired central heating boiler and time control.

Shower Room

having suite comprising vanity wash basin, low level wc, quadrant shower with fitted electric shower, tiling complement to walls, obscure Upvc double glazed window to front elevation and one central heating radiator.

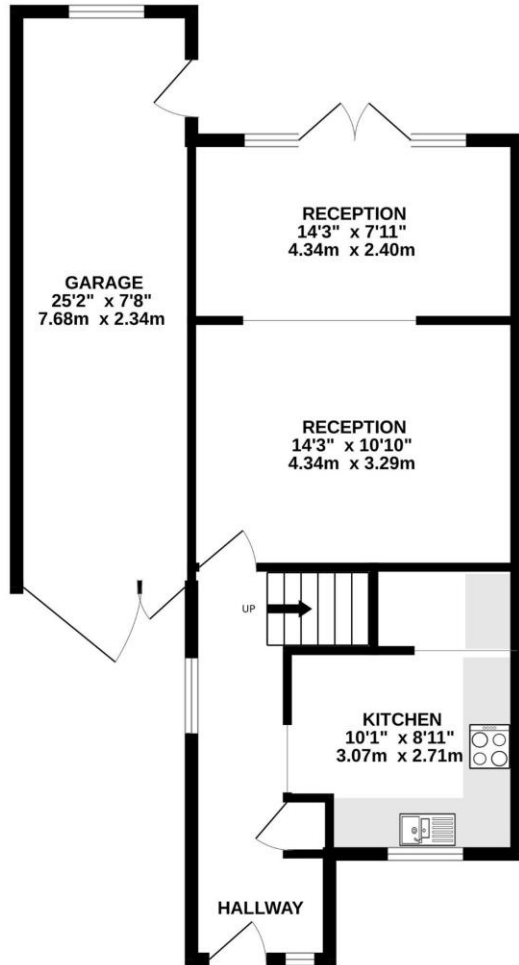
Outside

To the front of the home is a small hard landscaped fore garden with an adjacent red tarmac driveway providing ample parking and leading to a garage. The rear garden is landscaped and features a block paved patio, a meandering pathway runs to the end, well stocked borders, flowering cherry and red Acer tree.

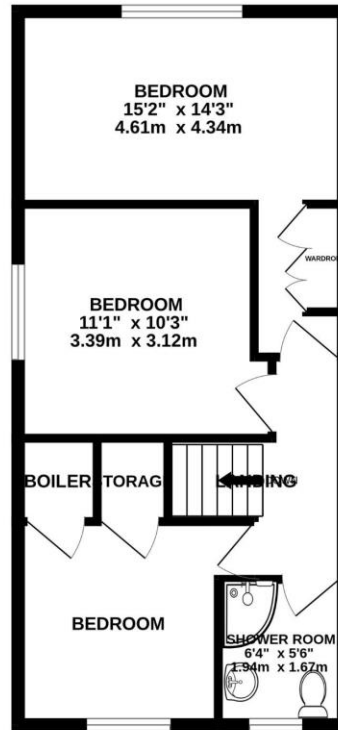
Garage 7.68m x 2.34m (25'2" x 7'8")

having extensive storage light, power and rear courtesy door to the rear elevation.

GROUND FLOOR
666 sq.ft. (61.9 sq.m.) approx.



1ST FLOOR
445 sq.ft. (41.4 sq.m.) approx.



TOTAL FLOOR AREA : 1111 sq.ft. (103.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92-100	A		
81-91	B		83
69-80	C	70	
55-68	D		
39-54	E		
21-38	F		
1-20	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
			EU Directive 2002/91/EC

Address:
4 Clays Lane, Burton