



Burton Road, Branston,
Burton-on-Trent



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Guide price £250,000



Key Features

- Individual Detached Bungalow
- Highly Regarded Residential Location
- Deceptively Spacious Throughout
- Extensive Parking & Garage
- Private Enclosed Garden
- Two Double Bedrooms
- EPC rating E
- Freehold





Newton Fallowell are pleased to be able to offer for this deceptively spacious two double bed roomed detached bungalow residence located on the ever popular Burton Road. Whilst in need of some degree of up-grading works the home offers great potential and provides spacious accommodation which in brief comprises: - L-shaped entrance with useful stores and cloaks cupboard off, good sized breakfast kitchen, large main reception room with conservatory off, two double bedrooms both with fitted wardrobes and a large family bathroom. Outside a driveway to the front provides parking for numerous vehicles and leads to an attached garage and to the rear is a pleasant enclosed garden with brick built store.

Accommodation In Detail

Obscure Upvc double glazed entrance door with obscure double glazed light to side leading to:

Entrance Lobby

having Terrazzo tiling to floor and obscure glazed door with obscure glazed light leading through to:

L-Shaped Entrance Hall 1.35m x 4.82m (4'5" x 15'10")

having two central heating radiators, access to loft space via retractable ladder, thermostatic control for central heating, useful cloaks cupboard, boiler cupboard housing fitted Vaillant condensing combi gas fired central heating boiler and one central heating radiator and pantry with obscure double glazed light to side and range of fitted shelving.

Kitchen 2.57m x 3.61m (8'5" x 11'10")

having Upvc double glazed windows to side and rear elevations, range of fitted base and wall mounted units with rolled edged working surfaces, stainless steel sink and draining unit, plumbing for washing machine and dishwasher, one central heating radiator and suspended ceiling with concealed lighting.

Rear Sitting Room 4.97m x 3.62m (16'4" x 11'11")

having feature dressed brick fireplace with quarry tiled mantle and hearth together with inset Living Flame gas fire, three central heating radiators, coving to ceiling and Upvc double glazed French door with double glazed lights to either side leading into:

Conservatory 3.64m x 2.11m (11'11" x 6'11")

having tri-polycarbonate panelled roof, Upvc double glazed windows all with top openers and French doors opening onto the rear garden.

Bedroom One 3.66m x 3.64m (12'0" x 11'11")

having Upvc double glazed bow window to front elevation, one double central heating radiator, coving to ceiling and range of two double built-in wardrobes together with drawers.

Bedroom Two 3.34m x 3.89m narrowing to 3.35m

having Upvc double glazed window to side elevation, one central heating radiator, range of built-in wardrobes with cupboards over and further full height store.

Bathroom

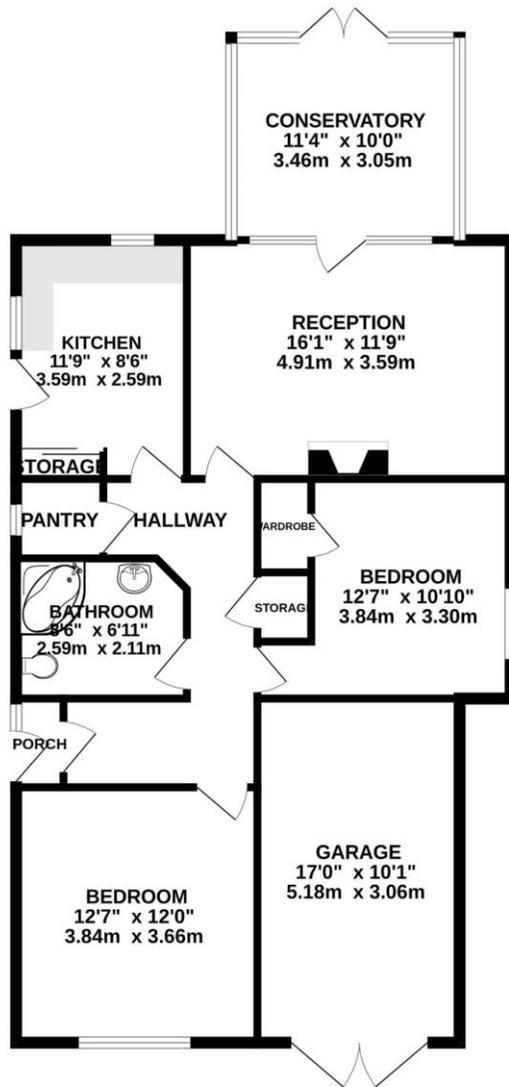
having four piece suite comprising corner bath, pedestal wash basin, low level twin flush wc, bidet, full tiling complement to walls, one central heating radiator, obscure Upvc double glazed window to side elevation, fitted extractor vent and suspended ceiling with concealed lighting.

Outside

To the front of the property is a deep block paved driveway providing parking for approximately four vehicles and leading to an attached garage with double doors. To the rear is a pleasant enclosed private garden screened well by hedgerows and has a useful brick built store.



GROUND FLOOR
1038 sq.ft. (96.4 sq.m.) approx.



Services

All mains services are believed to be connected to the property.

Measurement

The approximate room sizes are quoted in metric. The imperial equivalent is included in brackets.

Tenure

Freehold - with vacant possession upon completion. Newton Fallowell recommend that purchasers satisfy themselves as to the tenure of the property and we would recommend that they consult a legal representative such as a Solicitor appointed in their purchase.

Note

The services, systems and appliances listed in this specification have not been tested by Newton Fallowell and no guarantee as to their operating ability or their efficiency can be given.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		77
(55-68)	D		
(39-54)	E	53	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			

TOTAL FLOOR AREA: 1038 sq.ft. (96.4 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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