



Olive Close, Branston, Burton-on-Trent



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Guide price £250,000



Key Features

- Modern Detached Home
- Three Bedrooms
- Cul de Sac Location
- Driveway & Garage
- En-Suite To Master Bedroom
- Upvc Double Glazing & Gas Fired Central Heating
- EPC rating B
- Freehold





Newton Fallowell are pleased to be able to offer for sale this well proportioned modern three bedroomed detached family home situated in a popular cul de sac location in the desirable village of Branston. The property in brief comprises: - entrance hall, kitchen, lounge/diner, guest cloak room and on the first floor a landing leads to three well proportioned bedrooms, en-suite to master bedroom and family bathroom. There is a good sized integral garage and a good sized rear garden.

Accommodation In Detail

Composite door leading to:

Entrance Hall

having controls for central heating system, consumer unit for electric, doorbell chime, fitted smoke alarm, staircase rising to first floor, wood effect LVT flooring and one central heating radiator.

Kitchen 3.6m x 2.26m (11'10" x 7'5")

having range of base and wall mounted storage units, square edged wooden effect laminate worktop, four ring Zanussi gas hob with extractor over, stainless steel splashback, mid range electric oven, built-in fridge, freezer and dishwasher, space for washing machine, stainless steel sink and drainer with chrome mixer tap, cupboard housing Ideal Logic combination gas fired boiler, under counter lighting, fitted smoke alarm, one central heating radiator, Upvc double glazed window to front elevation and wood effect LVT flooring.

Guest Cloak Room 1.9m x 1m (6'2" x 3'4")

having low level wc, pedestal wash basin with chrome mixer tap, tiled splashback, one central heating radiator and frosted Upvc double glazed window to front elevation.

Lounge 3.99m x 4.55m (13'1" x 14'11")

having BT, Virgin media and tv aerial points, two central heating radiators, understairs storage, wood effect LVT flooring, Upvc double glazed window to rear elevation and Upvc double glazed French doors leading out to rear patio.



On The First Floor

Landing

having access to loft space, fitted smoke alarm, one central heating radiator and overstairs built-in storage cupboard.

Master Bedroom 4.16m x 4.53m (13'7" x 14'11")

having BT and tv aerial points, Hive control for central heating system, built-in double wardrobes with mirrored sliding doors, one central heating radiator and Upvc double glazed window to rear elevation.

En-Suite 1.79m x 2.97m (5'11" x 9'8")

having low level wc, pedestal wash basin with chrome fittings, built-in shower cubicle with sliding glass door and fitted electric shower, fitted shaver point, extractor fan, heated towel radiator and Velux window.

Bedroom Two 4.15m x 2.97m (13'7" x 9'8")

having built-in wardrobes with sliding glass doors, tv aerial point, one central heating radiator and Upvc double glazed window to front elevation.

Bedroom Three 3.45m x 2.2m (11'4" x 7'2")

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

Family Bathroom 1.9m x 2.25m (6'2" x 7'5")

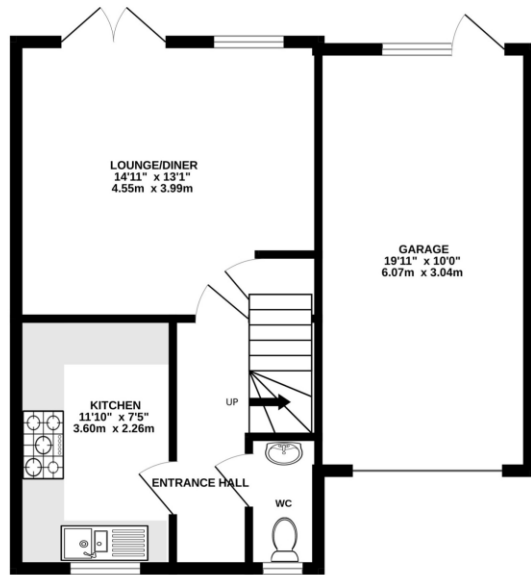
having low level wc, pedestal wash basin with chrome mixer tap, bath with thermostatic shower over, full tiling around bath area, fitted shaver point, extractor fan and heated towel radiator.

Outside

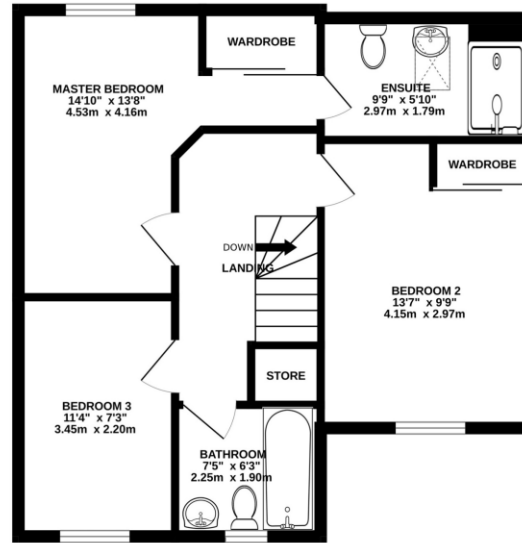
To the front of the property is a driveway providing parking for up to three vehicles and leading to an integral garage. To the rear is an enclosed garden which is mainly laid to lawn with a good sized patio and paved pathways.

Integral Garage 6.07m x 3.04m (19'11" x 10'0")

GROUND FLOOR



1ST FLOOR



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+) A		94
(81-91) B	83	
(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
<small>WWW.EPC4U.COM</small>		

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

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