



Clays Lane, Branston, Burton-on-Trent



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Guide price £290,000



Key Features

- Impressive Traditional Family Home
- Exceptionally Well Presented Throughout
- Extensive Plot
- Convenient Established Location
- Three Double Bedrooms
- Close To Shops, Facilities & Schools
- No Upward Chain
- Development Potential
- EPC rating E
- Freehold





An exceptional example of a traditional family home in this popular and very convenient established residential location. Set back from the road behind a fore garden and long driveway the property is further complemented by a significantly larger than average garden. The property itself is presented to a commendable standard with the principle feature being the open plan dining kitchen. In brief the accommodation comprises: - reception hall, lounge, dining kitchen, rear porch/utility area with store and wc off. On the first floor a landing leads to three well proportioned bedrooms and well appointed bathroom.

Accommodation In Detail

Half glazed Upvc entrance door with adjacent side windows leading to:

Reception Hall

having wood effect laminate flooring, spindled staircase rising to first floor and understairs store cupboard.

Lounge 3.44m x 3.94m (11'4" x 12'11")

having bay window to front elevation, one central heating radiator, coving to ceiling, picture rail and feature fireplace with a slate hearth.

Dining Kitchen

featuring:

Dining Area 3.91m x 3.63m (12'10" x 11'11")

having one central heating radiator, window to rear elevation, wood effect laminate flooring, coving to ceiling and recessed ceiling lights.

Kitchen Area 2.23m x 2.82m (7'4" x 9'4")

having a resin sink with mixer tap set into a composite work top with complementary splashback, breakfast bar, range of base and wall mounted units, shelving, built-in oven, ceramic induction hob with complementary splashback and extractor

canopy over, window to side elevation, recessed ceiling lights, wood effect laminate flooring and door to rear porch.

Rear Porch

having Upvc double glazed door, windows to two elevations, built-in store cupboard and separate wc.

On The First Floor

Landing

having window to side elevation, coving to ceiling, fitted picture rail and access to loft which is boarded.

Bedroom One 3.05m x 3.45m (10'0" x 11'4")

having one central heating radiator, coving to ceiling, window to rear elevation and full width wardrobes.

Bedroom Two 3.31m x 3.96m (10'11" x 13'0")

having window to front elevation, one central heating radiator, coving to ceiling and fireplace recess.

Bedroom Three 2.18m x 2.72m (7'2" x 8'11")

having one central heating radiator, window to front elevation and coving to ceiling.

Bathroom

having three piece white suite comprising wc with concealed cistern, wash basin set into vanity unit with cupboards under, bath with shower over together with glazed side screen, tiled surrounds, window to rear elevation and wood effect flooring.

Outside

To the front of the home is an established garden laid to lawn with flower beds set behind a hedgerow. A driveway provides ample parking which extends to the rear of the property. To the rear is a patio area and an extensive lawned garden with two large sheds. The rear garden is a significant feature of the sale with potential for development.





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.

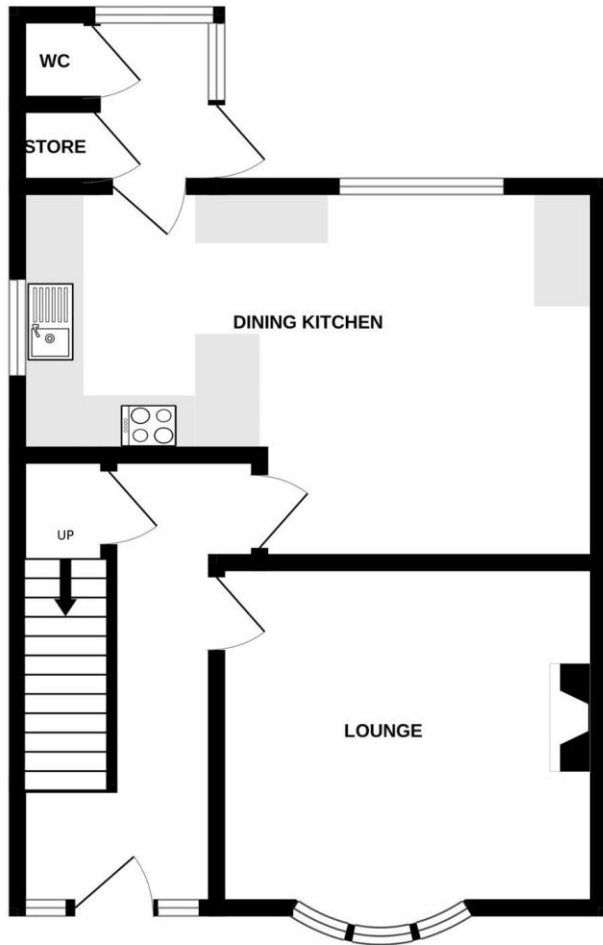
Note

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.

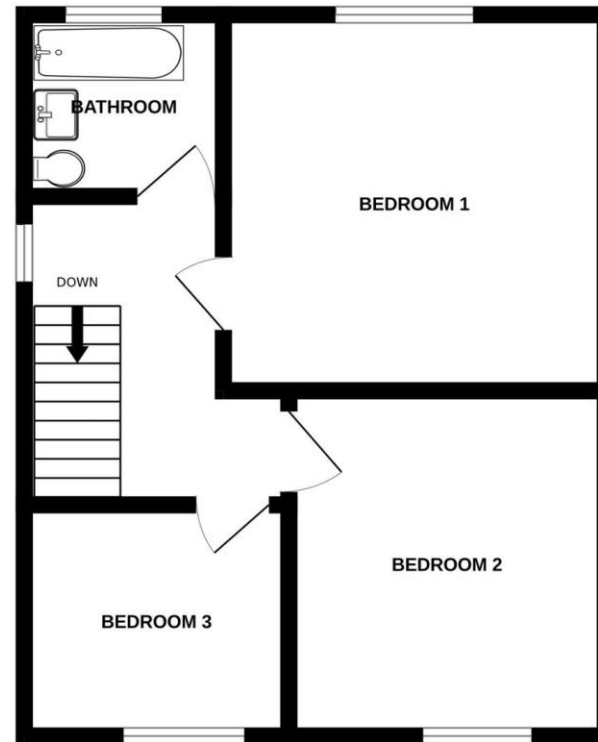




GROUND FLOOR
533 sq.ft. (49.5 sq.m.) approx.



1ST FLOOR
494 sq.ft. (45.9 sq.m.) approx.



TOTAL FLOOR AREA : 1027 sq.ft. (95.4 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		87
(69-80) C		
(55-68) D		
(39-54) E	46	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
<small>WWW.EPC4U.COM</small>		

