



Monk Road, Branston, Burton-on-Trent



4



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Guide price £385,000



## Key Features

- Four Bedroomed Detached Family Home
- Former Show Home
- Integral Garage
- No Upward Chain
- Well Presented Throughout
- Viewing A Must
- EPC rating B
- Freehold





Newton Fallowell are pleased to be able to offer for sale this high specification, former show home, four bedroomed detached modern home on a desirable modern development in Branston. The accommodation in brief comprises: - entrance hall, lounge, dining kitchen, utility room, guest cloak room and on the first floor a landing leads to four good sized bedrooms, en-suite to master bedroom and family bathroom. Outside the property benefits from an immaculately presented landscaped rear garden. Do not miss out on this property, viewings are highly recommended.

### Accommodation In Detail

Frosted composite double glazed door leading to:

#### Entrance Hall

having staircase rising to first floor, cupboard housing consumer unit for electric and media points, understairs storage, one central heating radiator and wood effect vinyl flooring.

#### Lounge 4.97m x 3.53m (16'4" x 11'7")

having BT and tv aerial points, two central heating radiators, thermostat controlling downstairs heating and Upvc bay window to front elevation with bespoke Hillarys shutters.

#### Dining Kitchen 3.37m x 5.62m (11'1" x 18'5")

having high gloss base and wall mounted units, roll top wood effect laminate work surface, five ring gas hob with extractor over, electric oven, stainless steel sink and draining unit with chrome mixer tap, integrated fridge/freezer and dishwasher, cupboard housing gas fire combination boiler, under counter lighting, plinth lighting, one central heating radiator, Upvc double glazed window to rear elevation, Upvc double glazed French doors with side panels to rear elevation and marble effect tiling to floor.

#### Utility Room 2.25m x 1.56m (7'5" x 5'1")

having low level storage to match kitchen units, work top, stainless steel sink and drainer with chrome mixer tap,

integrated washer/dryer, one central heating radiator, extractor fan and Upvc double glazed window to rear elevation.

#### Guest Cloak Room 2.26m x 1.46m (7'5" x 4'10")

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

### On The First Floor

#### Landing

having access to loft space, built-in storage cupboard, fitted smoke alarm, one central heating radiator and Upvc double glazed window to front elevation.

#### Master Bedroom 3.4m x 4.5m (11'2" x 14'10")

having built-in high gloss triple wardrobes with mirrored doors, thermostat controlling upstairs heating, one central heating radiator and Upvc double glazed window to rear elevation.

#### En-Suite 1.57m x 2.37m (5'2" x 7'10")

having low level wc, pedestal wash basin with chrome mixer tap, fully enclosed shower cubicle with folding glass door and electric shower, extractor fan, one central heating radiator, tiled splashback, tiling to shower area, tiling to floor and frosted Upvc double glazed window to side elevation.

#### Bedroom Two 3.4m x 4.23m (11'2" x 13'11")

having built-in high gloss triple wardrobes with glass door, one central heating radiator and Upvc double glazed window to rear elevation.

#### Bedroom Three 3.38m x 3.7m (11'1" x 12'1")

having built-in high gloss double and triple wardrobes, one central heating radiator and Upvc double glazed window to front elevation.

#### Bedroom Four 2.75m x 3.12m (9'0" x 10'2")

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





### Family Bathroom 2.18m x 3.1m (7'2" x 10'2")

having low level wc, pedestal wash basin with chrome mixer tap, bath with thermostatic chrome shower over together with chrome fittings, glass shower screen, extractor fan, storage cupboard with built-in shelving, tiling to floor, tiling around bath area, one central heating radiator and frosted Upvc double glazed window to side elevation.

### Outside

To the front of the home is a double width block paved driveway and fore garden which is mainly laid to lawn with well established borders. To the rear is a fabulous landscaped garden with a porcelain slabbed patio, seating area, feature raised planter beds with lighting, shielded bin store, feature pergola seating area and the rest of the garden is laid to lawn.

### Integral garage

having cabinets and shelving.

### 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.

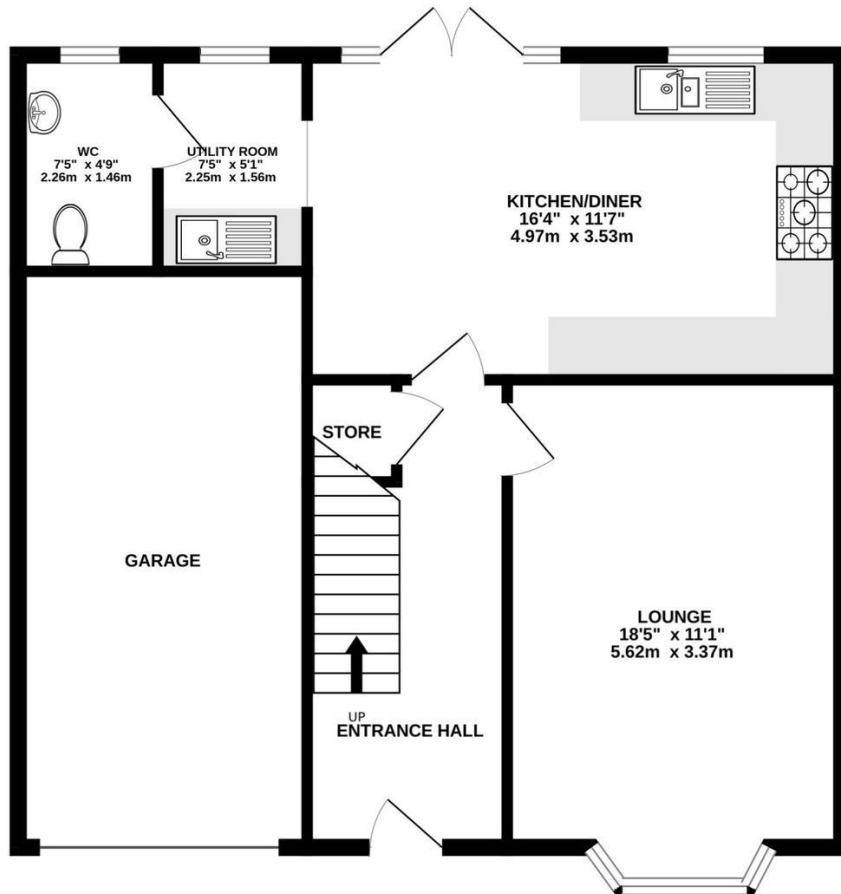
### Note

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.

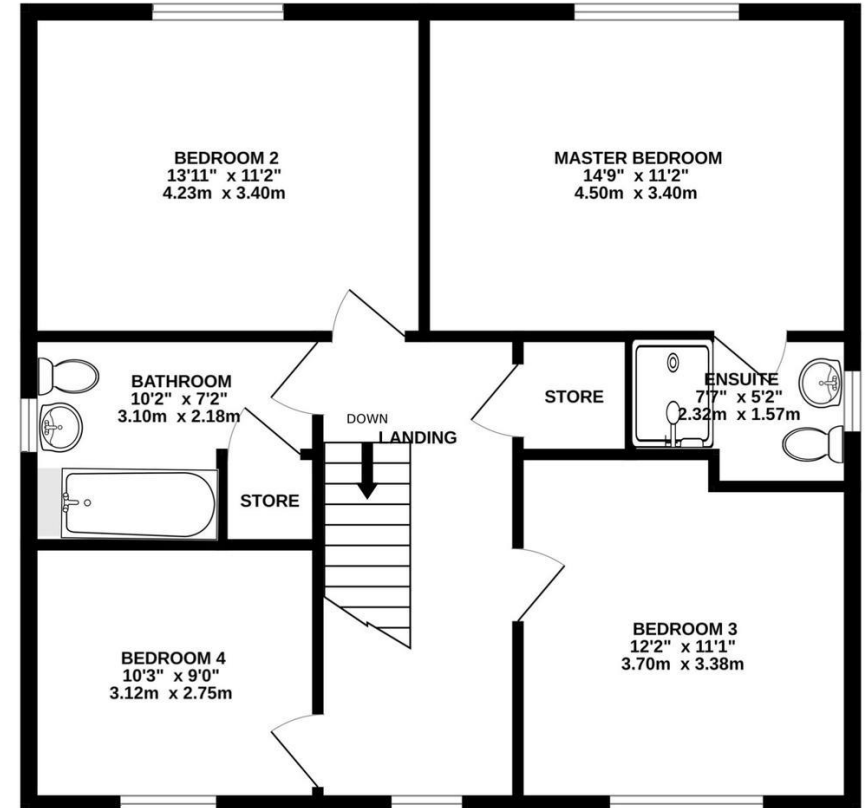




**GROUND FLOOR**  
777 sq.ft. (72.2 sq.m.) approx.

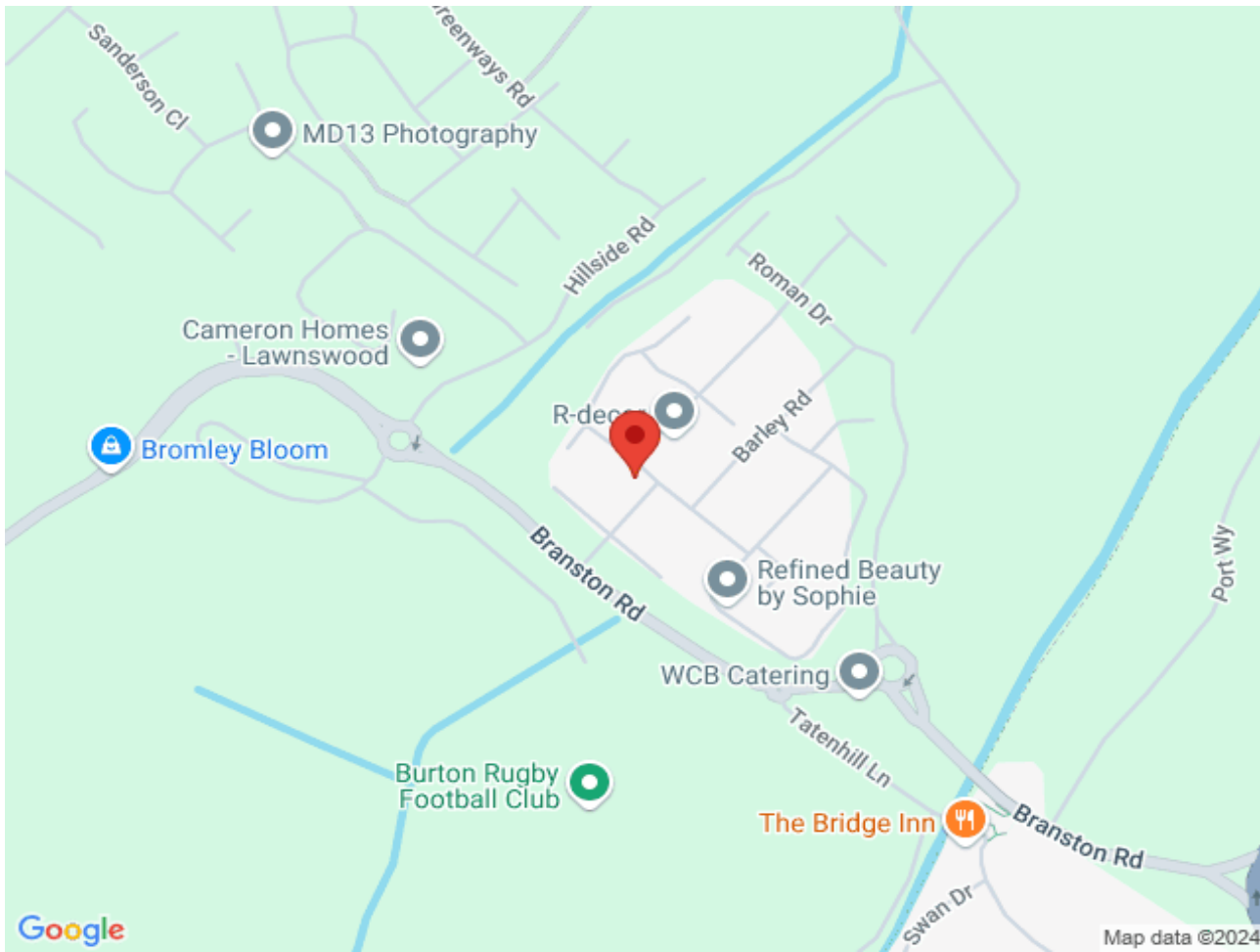


**1ST FLOOR**  
770 sq.ft. (71.5 sq.m.) approx.



**TOTAL FLOOR AREA : 1547 sq.ft. (143.7 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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		93
(81-91) B	84	
(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
WWW.EPC4U.COM		