



Burton Road, Branston,
Burton-on-Trent



£255,000



Key Features

- Semi Detached Home
- Peaceful Cul De Sac Location
- Substantial Plot
- Extensive Ancillary Buildings
- Open Plan Living Accommodation
- Three Bedrooms
- EPC rating E
- Freehold





A highly individual semi detached property with a very generous garden to the side. A principle feature of the property is the extensive ancillary buildings set to the side and rear of the home offering considerable scope for a number of uses. In addition to this there is an impressive and unusual open plan living area to the ground floor whilst at first floor level are three bedrooms, bathroom and additional space in the loft.

Accommodation In Detail

Entrance Door opening into:

Reception Area

Living Space 9.06m x 5.6m (29'8" x 18'5")

having kitchen/preparation area with a range of high gloss fronted base cupboards and drawers, matching wall mounted units.

Kitchen/Preparation Area

having a range of high gloss fronted base cupboards and drawers, matching wall mounted units. Windows to front side and rear, a door to the side, a further door to the rear conservatory, stairs to first floor with understairs cupboard, two central heating radiators and feature fireplace with marble hearth.

Conservatory 9.61m x 3.75m (31'6" x 12'4")

having windows to three sides, door to carport, vertical radiator and stainless steel sink set into a wok top with base cupboards and drawers under and wall mounted cupboards.

Carport/Store Area 8.39m x 3.76m (27'6" x 12'4")

having paved floor, sliding doors to side elevation and a glazed doors and single doors to front.

Games Room/Workshop 8.75m x 5.55m (28'8" x 18'2")

having bi-fold doors to the garden.

On The First Floor

Landing

Bedroom One 4.14m x 2.8m (13'7" x 9'2")

having one central heating radiator and window to rear elevation.

Bedroom Two 3.42m x 2.16m (11'2" x 7'1")

having one central heating radiator and window to rear elevation.

Bedroom Three 3.84m x 1.79m (12'7" x 5'11")

having one central heating radiator and window to front elevation.

Bathroom

having three piece white suite comprising panelled bath, pedestal wash basin, wc, one central heating radiator and window.

Loft 5.62m x 3.27m (18'5" x 10'8")

Fixed steps from the landing lead up to the loft which has a skylight.

Outside

The rear garden is mainly laid to lawn. To the front of the property there is off road parking.

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

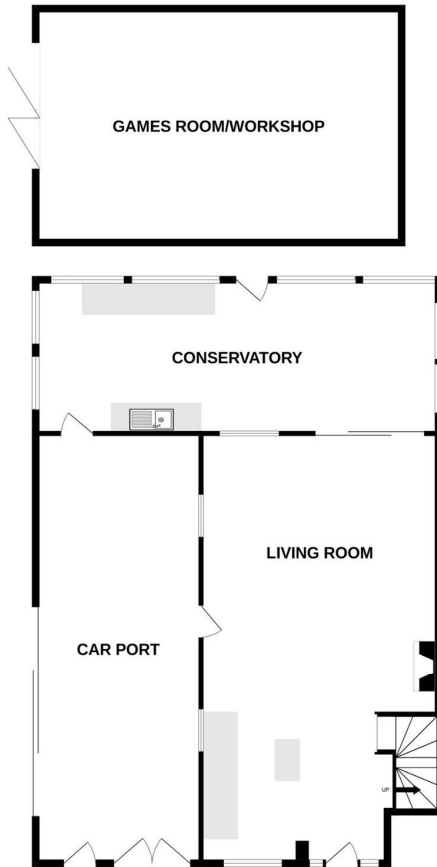
Freehold - with vacant possession upon completion. Newton Fallowell recommend that purchasers satisfy themselves as to the tenure of the property and we would recommend that they consult a legal representative such as a Solicitor appointed in their purchase.

Note

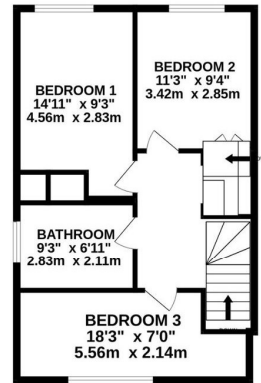
The services, systems and appliances listed in this specification have not been tested by Newton Fallowell and no guarantee as to their operating ability or their efficiency can be given.



GROUND FLOOR
1950 sq.ft. (181.1 sq.m.) approx.



1ST FLOOR
544 sq.ft. (50.5 sq.m.) approx.



2ND FLOOR
207 sq.ft. (19.3 sq.m.) approx.



TOTAL FLOOR AREA : 2701 sq.ft. (250.9 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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