



Merlin Crescent, Branston,
Burton-on-Trent



£240,000



Key Features

- Semi Detached Home
- Three Bedrooms
- Village Location
- Large Corner Plot
- Abundance Of Off Road Parking & Garage
- Well Maintained Throughout
- EPC rating D
- Freehold





Newton Fallowell are pleased to be able to offer for sale this well presented three bedroomed semi detached home in the desirable village of Branston. The property itself sits within a large corner plot and has good parking and single garage. External space gives it potential to extend subject to planning. Internally the property benefits from entrance hall, breakfast kitchen, lounge, conservatory and on the first floor a landing leads to three bedrooms and family bathroom. This property would be ideal for any first time buyer, families or down-sizers. Viewings are by appointment only.

Accommodation In Detail

Aluminium double glazed door with side panel leading to:

Porch

having meters for gas and electric and frosted wooden single glazed door with side panel leading to:

Entrance Hall

having staircase leading to first floor, one central heating radiator and Upvc double glazed window to side elevation.

Kitchen 3.1m x 3.69m (10'2" x 12'1")

having range of base cupboards with granite effect work surface, stainless steel sink and drainer with chrome mixer tap, tiled splashback, consumer unit for electrics, gas fired central heating boiler, space for range style gas cooker, space for fridge/freezer, dishwasher and washing machine and Upvc double glazed window to front elevation,

Lounge 4.56m x 3.18m (15'0" x 10'5")

having media points, one central heating radiator and aluminium double glazed sliding patio doors leading into the Conservatory.

Conservatory 4.25m x 2.57m (13'11" x 8'5")

having aluminium double glazed units and two sliding doors leading to rear elevation.

On The First Floor

Landing

having access to loft space.

Master Bedroom 2.7m x 3.27m (8'11" x 10'8")

having built-in overstairs storage, one central heating radiator and Upvc double glazed window to rear elevation.

Bedroom Two 2.7m x 2.78m (8'11" x 9'1")

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

Bedroom Three 1.81m x 2.38m (5'11" x 7'10")

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

Family Bathroom 1.8m x 1.68m (5'11" x 5'6")

having low level wc, vanity wash basin with chrome mixer tap, bath with chrome fittings and thermostatic shower over, full tiling complement, chrome heated towel radiator and frosted Upvc double glazed window to front elevation.

Outside

To the front of the property is a fore garden which is mainly laid to lawn with mature borders and a paved path leads to the front door. To the front of the fore garden is a communal grassed area. To the rear of the property is a large fully enclosed garden with Indian stone paved seating area, decked seating area and mature planter beds. There is a pre-fabricated single garage with a large parking area for up to five vehicles, there is a right of access for neighbouring garages but the land is owned by the property.



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.

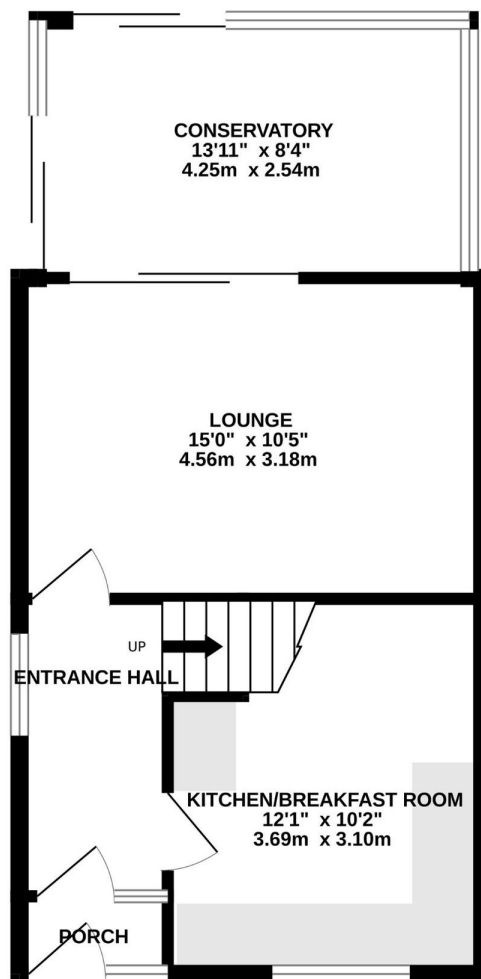
Note

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.

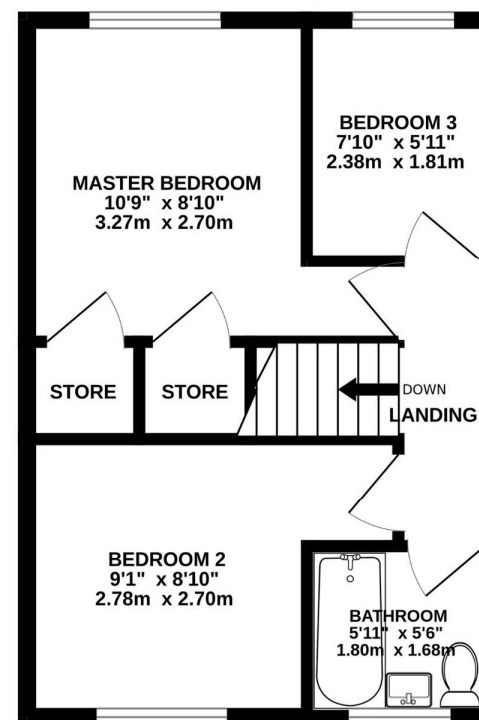




GROUND FLOOR
454 sq.ft. (42.1 sq.m.) approx.



1ST FLOOR
337 sq.ft. (31.3 sq.m.) approx.



TOTAL FLOOR AREA : 791 sq.ft. (73.5 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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