



Langer Close, Branston,
Burton-on-Trent

 4  2  1

£385,000



Key Features

- Impressive Detached Home
- Four Bedrooms
- Highly Regarded Location
- Fabulous Corner Plot
- Driveway & Garage
- Open Plan Dining Kitchen
- EPC rating D
- Freehold





Newton Fallowell are delighted to be able to offer for sale this beautifully presented four bedroomed detached family home located upon a substantial corner plot which is extensively walled. Internally the home is presented to an exceptionally high standard with high quality fittings. In brief the accommodation comprises: - entrance hall with understairs store and courtesy access door to garage, good sized bay windowed front sitting room, fabulous re-fitted open plan dining kitchen, utility room, guest cloak room and on the first floor a landing leads to four well proportioned bedrooms, master bedroom having en-suite and a re-fitted family bathroom. Outside a sweeping driveway provides ample parking and leads to the garage and to the rear is a beautifully landscaped garden with seating areas and shaped lawns together with an area to the side of the property which provides useful ancillary/storage space.

Accommodation In Detail

Composite entrance door with glazed lights to side leading to:

Entrance Hall

having oak effect LVT flooring, one central heating radiator, useful understairs storage cupboard, fitted smoke alarm, courtesy door to garage and staircase rising to first floor with oak and glass balustrade and newel posts.

Front Sitting Room

having Upvc double glazed bay window to front elevation, quality fitted oak effect LVT flooring, one central heating radiator and plasma style electric fire.

Open Plan Dining Kitchen

having a lovely array of white fronted base and eye level units with complementary rolled edged oak effect working surfaces, stainless steel sink and draining unit, Upvc double glazed window, French doors opening out to the rear garden, quality fitted LVT flooring, low intensity spotlights to ceiling, Bosch

induction hob with extractor over, plumbing for washing machine/dishwasher and integrated Bosch double oven.

Utility Room 1.56m x 1.86m (5'1" x 6'1")

having quality fitted LVT flooring, charcoal grey contemporary central heating radiator, range of white fronted base and wall mounted units, stainless steel sink and half double glazed door to rear elevation.

Guest Cloak Room

having low level wc, pedestal wash basin, charcoal central heating radiator, quality fitted LVT flooring and obscure Upvc double glazed window to side elevation.

On The First Floor

Landing

having access to loft space via retractable ladder (the loft is extensively boarded and has mains lighting) and airing cupboard with one central heating radiator and fitted shelving,

Master Bedroom 3.03m x 4.08m (9'11" x 13'5")

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

En-Suite

having low level wc with concealed cistern, vanity wash basin with cupboards and drawers, quadrant shower enclosure with thermostatically controlled shower, heated ladder chrome towel radiator, fitted shaver point, low intensity spotlights to ceiling, extractor vent and obscure Upvc double glazed window to front elevation.

Bedroom Two 3.8m x 2.44m (12'6" x 8'0")

having Upvc double glazed window overlooking the lovely landscaped rear garden, one central heating radiator and built-in double wardrobes.

Bedroom Three 2.65m x 2.66m (8'8" x 8'8")

having fitted laminate flooring, one central heating radiator and Upvc double glazed window to front elevation.



Bedroom Four 3.15m x 2.43m (10'4" x 8'0")

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

Family Bathroom

having P-shaped bath with thermostatically controlled shower over together with shower screen, vanity wash basin, low level wc with concealed cistern, full tiling around bath area, obscure Upvc double glazed window to rear elevation, low intensity spotlights to ceiling with automatic lighting and heated chrome ladder towel radiator.

Outside

A sweeping driveway to the front provides extensive parking and leads to an attached garage with roller shutter remote controlled garage door. The property stands upon an extensively walled corner plot and is beautifully landscaped with fabulous seating areas, shaped lawns, mature trees and shrubs. There is a further area of ground to the side of the property which provides useful ancillary/storage space. There is external lighting and water supply.

Services

All mains services are believed to be connected to the property.

Measurement

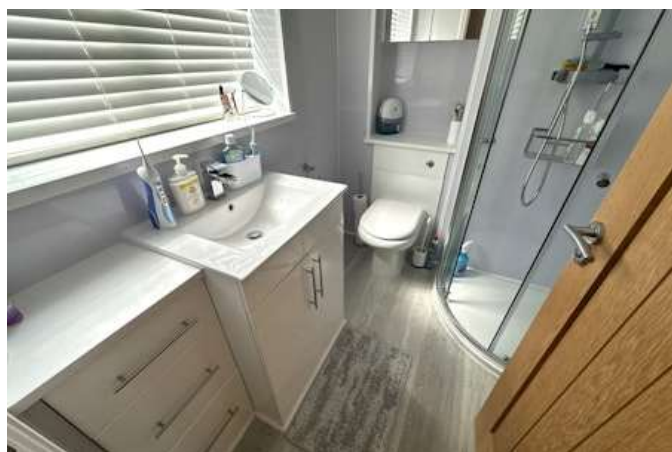
The approximate room sizes are quoted in metric. The imperial equivalent is included in brackets.

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.

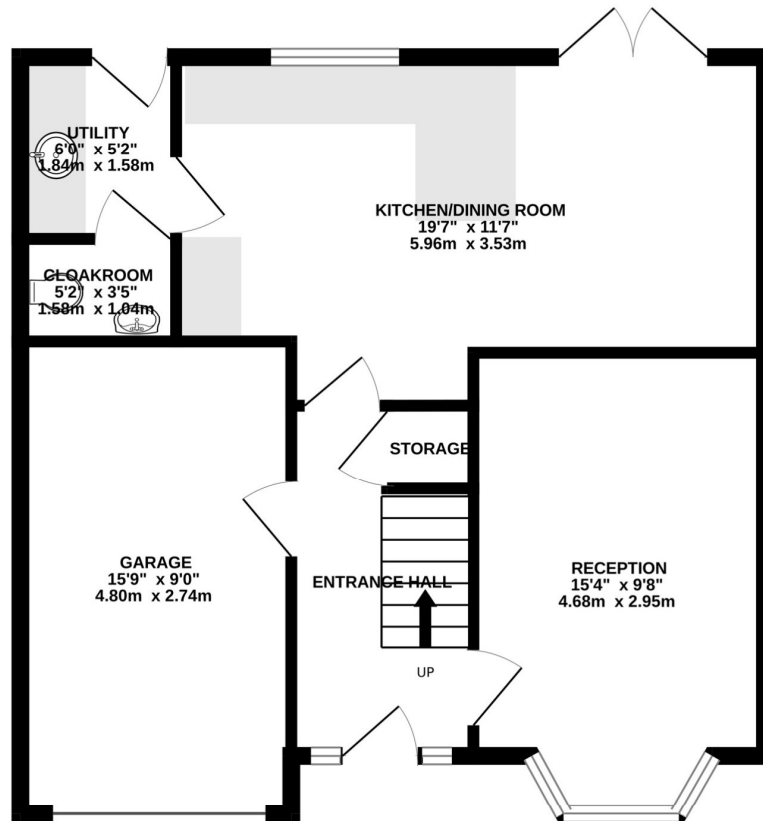
Note

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. Anti-Money Laundering Regulations – Intending purchasers will be required to provide identification documents via our compliance provider, Coadjute, at a cost of £45 plus VAT per transaction. This will need to be actioned at the offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

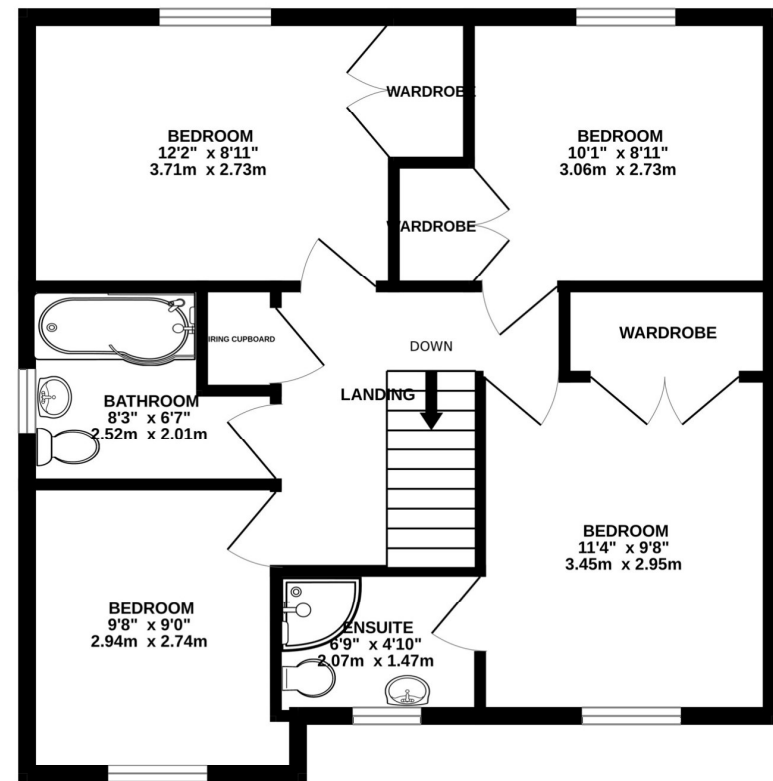




GROUND FLOOR
602 sq.ft. (55.9 sq.m.) approx.



1ST FLOOR
592 sq.ft. (55.0 sq.m.) approx.



TOTAL FLOOR AREA : 1194 sq.ft. (110.9 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	65	75
(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		