



Manor Croft, Branston, Burton-on-Trent





£280,000



## Key Features

- Brand New Semi Detached Home
- Select Development of Only 8 Houses
- Full NHBC Warranty
- Excellent Specification Throughout
- Landscaped Gardens
- Extensive Off Road Parking
- EPC rating B
- Freehold





Situated on this select development of only eight homes built by a quality local independent developer. This spacious three bedroomed semi detached home needs to be viewed in order to appreciate the extent of accommodation on offer. The property benefits from both super efficient air source heating & Upvc double glazing & provides internally accommodation which in brief comprises: - large open plan dining kitchen, rear sitting room with bi-fold doors, guest cloak room/utility and on the first floor a landing leads to three well proportioned bedrooms, master with en-suite and family bathroom. Outside there is parking for at least two vehicles to the front and the rear garden has lawned and patio areas. Fibre broadband connection will be available to each property.

### Accommodation In Detail

#### Open Canopied Entrance

having composite entrance door with double glazed visibility light inset leading to:

#### Open Plan Dining Kitchen

having Upvc double glazed window to front elevation, one central heating radiator, quality range of units, four ring electric hob with oven under and extractor over and low intensity spotlights to ceiling.

#### Reception Room 3.96m x 5.46m (13'0" x 17'11")

having Upvc double glazed bi-fold doors opening out to the rear patio, Upvc double glazed window to rear elevation and one central heating radiator.

#### Utility/Cloak Room 1.43m x 1.92m (4'8" x 6'4")

having plumbing for washing machine, low level wc, vanity wash basin and fitted extractor vent.

### On The First Floor

#### Landing

having access to loft via retractable ladder, fitted smoke alarm and large airing cupboard.

#### Master Bedroom 3.66m x 3.47m (12'0" x 11'5")

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

#### En-Suite Shower Room 1m x 2.56m (3'4" x 8'5")

having shower enclosure with Drenche shower, vanity wash basin, low level wc, low intensity spotlights to ceiling and fitted extractor vent.

#### Bedroom Two

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

#### Bedroom Three 2.4m x 2.47m (7'11" x 8'1")

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

#### Bathroom

having suite comprising panelled bath, vanity wash basin, low level wc, low intensity spotlights to ceiling and heated ladder towel radiator.

#### Services

All mains services with the exception of gas are believed to be connected to the property.

#### Measurement

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

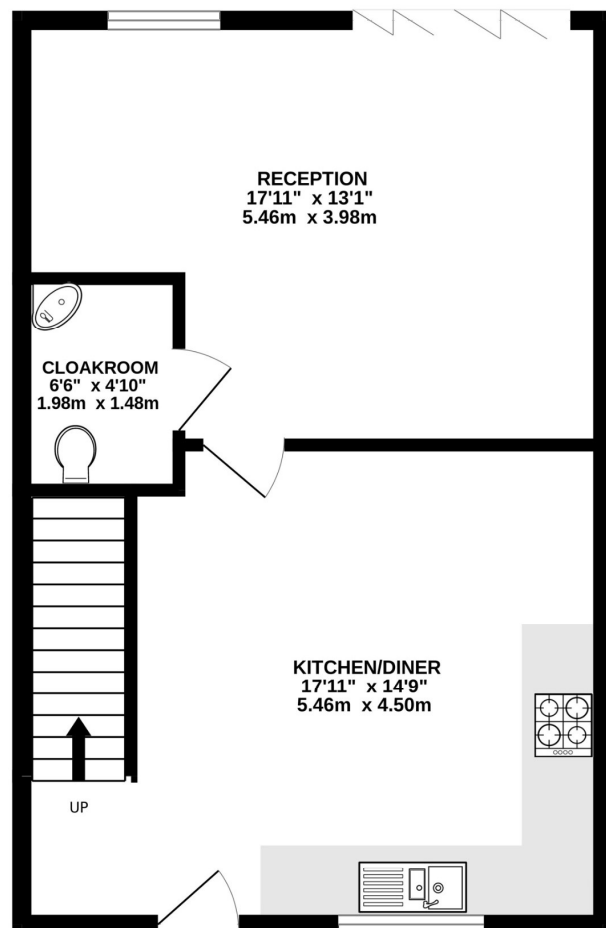
#### Tenure

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.

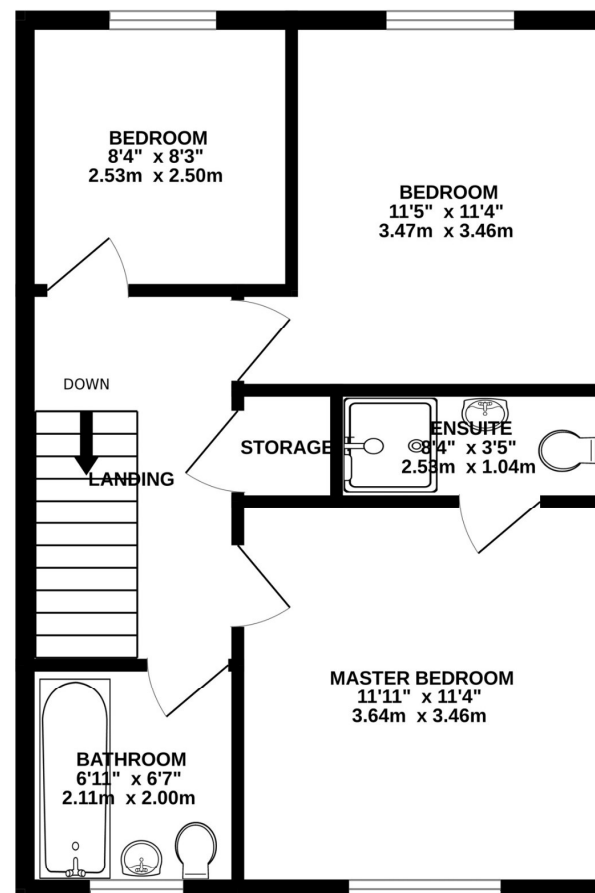
#### Note

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  
498 sq.ft. (46.3 sq.m.) approx.



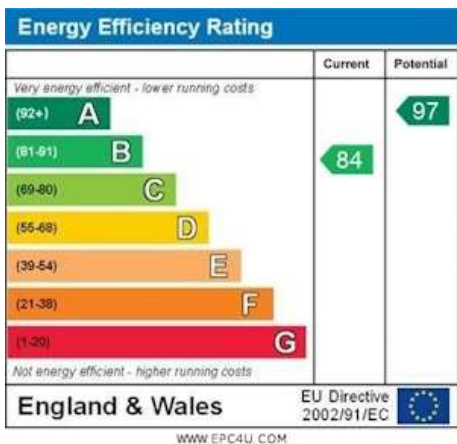
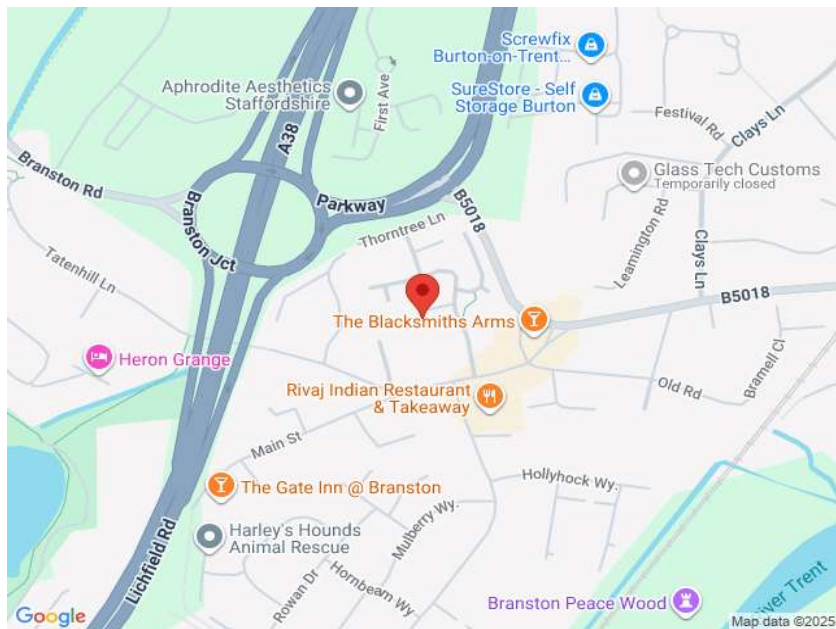
1ST FLOOR  
479 sq.ft. (44.5 sq.m.) approx.



TOTAL FLOOR AREA : 977 sq.ft. (90.8 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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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.