



Osprey Drive, Branston,
Burton-on-Trent



3



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£280,000



Key Features

- Semi Detached Home
- Three Bedrooms
- Master Suite With Dressing Room & En-Suite
- Beautifully Presented Throughout
- Driveway & Garage
- Private Low Maintenance Garden
- EPC rating B
- Freehold





Newton Fallowell are pleased to be able to offer for sale this immaculately presented three bedroomed property located in this ever popular development in Branston. The property benefits from off road parking single garage and a low maintenance rear garden. In brief the accommodation comprises: - entrance hall, guest cloak room, beautiful breakfast kitchen and sitting room. On the first floor a landing leads to two good sized bedrooms and bathroom, a study area gives access to the second floor with a master bedroom suite comprising bedroom area, dressing room and en-suite shower room. A viewing of this property is highly recommended to fully appreciate the level of accommodation on offer.

Accommodation In Detail

Open Canopied Entrance

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

Impressive Entrance Hall 4.07m x 2.13m (13'5" x 7'0")

having mottled grey ceramic tiling to floor, one central heating radiator, dog legged staircase rising to first floor, useful understairs storage cupboard, thermostatic control Hive system for central heating and fitted smoke alarm.

Guest Cloak Room

having low level wc with concealed cistern. corner wash basin, half tiling complement to walls, ceramic tiling to floor, obscure Upvc double glazed window to front elevation and one central heating radiator.

Breakfast Kitchen 2.33m x 4.24m (7'7" x 13'11")

having a range of navy blue base and wall mounted units with complementary rolled edged working surfaces, fitted breakfast bar, ceramic tiling to floor, stainless steel sink and drainer, four ring hob with extractor over and oven under, integrated fridge/freezer and washing machine, cupboard housing gas central heating boiler, concealed under unit lighting, low intensity spotlights to ceiling and Upvc double glazed sash style window to front elevation.

Rear Sitting Room 4.55m x 3.48m (14'11" x 11'5")

having one central heating radiator and Upvc double glazed French doors with double glazed units to either side opening out to the landscaped rear garden.

On The First Floor

Landing

having large full height storage cupboard and fitted smoke alarm.

Bedroom Two 2.52m x 3.35m (8'4" x 11'0")

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

Bedroom Three 2.52m x 3.66m (8'4" x 12'0")

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

Bathroom 1.93m x 1.93m (6'4" x 6'4")

having suite comprising panelled bath with fitted electric shower over, pedestal wash basin, low level wc with concealed cistern, one central heating radiator, ceramic tiling to floor, obscure Upvc double glazed window to rear elevation, low intensity spotlights to ceiling and extensive tiling complement to rear wall and bath area.

Study Area 1.95m x 2.45m (6'5" x 8'0")

having Upvc double glazed sash window to front elevation, one central heating radiator, fitted smoke alarm and staircase rising to second floor.



On The Second Floor

Master Bedroom

having large Upvc picture window to front elevation, one central heating radiator, access to loft space and fitted smoke alarm.

Dressing Room Area 2.33m x 2.3m (7'7" x 7'6")

having sealed unit double glazed Velux window with integrated blinds to rear elevation, one central heating radiator and two double and one single wardrobes.

En-Suite Shower Room 2m x 2.22m (6'7" x 7'4")

having over-sized shower enclosure with fitted electric shower, pedestal wash basin, low level wc with concealed cistern, one central heating radiator, fitted sealed unit double glazed Velux window skylight with integrated blind and ceramic tiling to walls and floor.



Outside

To the front is a small fore garden. To the side a driveway leads to a brick built garage with up and over door, electric light and power. To the rear is a landscaped garden with porcelain tiled patio, hard landscaped garden and to the far extent of the garage is a covered pergola which provides a lovely tranquil private seating area.

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

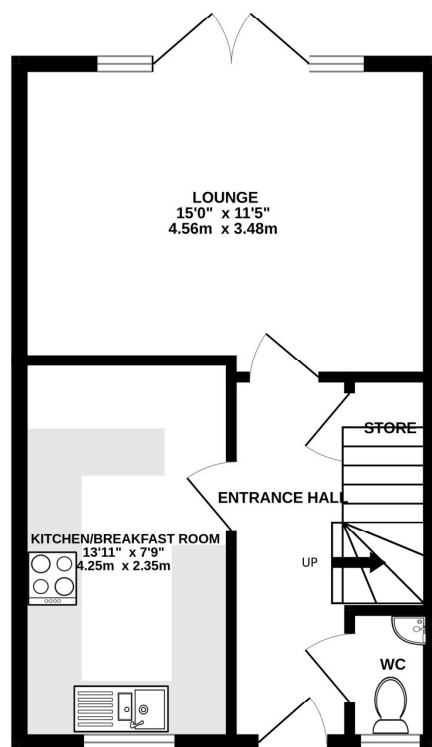
Freehold - with vacant possession upon completion. Newton Fallowell recommend that purchasers satisfy themselves as to the tenure of the property and we would recommend that they consult a legal representative such as a Solicitor appointed in their purchase.

Note

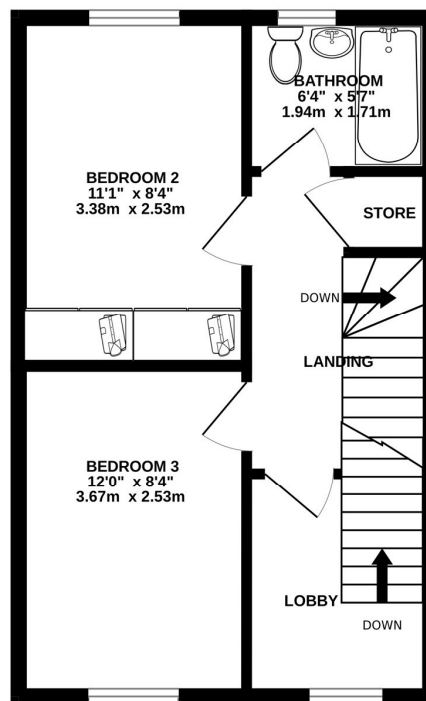
The services, systems and appliances listed in this specification have not been tested by Newton Fallowell and no guarantee as to their operating ability or their efficiency can be given.



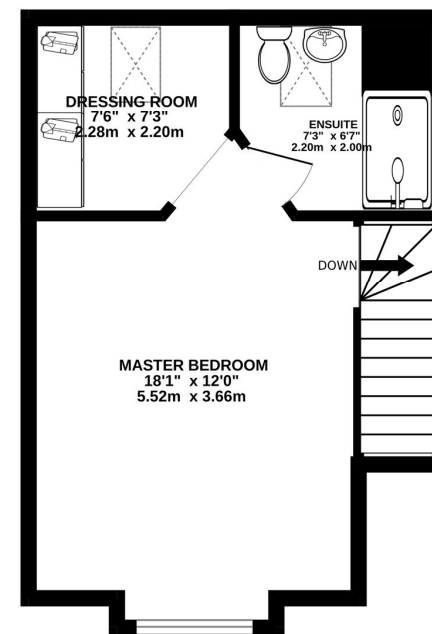
GROUND FLOOR
370 sq.ft. (34.4 sq.m.) approx.



1ST FLOOR
370 sq.ft. (34.4 sq.m.) approx.



2ND FLOOR
302 sq.ft. (28.0 sq.m.) approx.



TOTAL FLOOR AREA : 1041 sq.ft. (96.7 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.

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