



Thorntree Lane, Branston,
Burton-on-Trent



3



2



1

£249,950



Key Features

- Well Presented Family Home
- Attractive Location
- Close To Local Amenities
- Private Low Maintenance Gardens
- Good Sized Dining Kitchen
- Master Bedroom Suite
- EPC rating B
- Freehold





An attractive double fronted semi detached home in a convenient location. Local shops are within approximately 100m of the property together with a comprehensive range of other local facilities and amenities. Primary and secondary schools are also close by. The property offers well presented accommodation complemented by enclosed low maintenance gardens which are not overlooked. In brief the accommoation comprises: - reception hall, guest cloak room, dining kitchen, good sized lounge, master bedroom with en-suite shower and built-in wardrobes, two further bedrooms and bathroom.

Accommodation In Detail

Entrance door opening into:

Reception Hall

having staircase rising to first floor, one central heating radiator and wood effect flooring.

Guest Cloak Room

having wood effect flooring, wc, wash basin and one central heating radiator.

Dining Kitchen 5.19m x 2.73m (17'0" x 9'0")

having stainless steel sink set into a marble effect worktop with tiled surrounds, white gloss fronted base cupboards and drawers together with matching wall mounted units, built-in double oven with gas hob and extractor canopy over, integrated wine cooler, wood effect flooring, recessed ceiling spotlights, window to front elevation and French doors leading out to the rear garden.

Lounge 5.21m x 3.19m (17'1" x 10'6")

having feature fireplace with ornamental electric fire, one central heating radiator, windows to front and side elevations and French doors leading out to the rear garden.

On The First Floor

Landing

having airing cupboard.

Master Bedroom 3.73m x 2.83m (12'2" x 9'4")

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

En-Suite

having twin sized shower cubicle, wc, wash basin with tiled surrounds, wood effect flooring, ladder style radiator and window to rear elevation.

Bedroom Two 3.27m x 3.04m (10'8" x 10'0")

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

Bedroom Three 2.11m x 3.27m (6'11" x 10'8")

having one central heating radiator and window to front elevation.

Bathroom

having bath with shower over and glazed side screen, wc, wash basin, wood effect flooring, ladder style radiator and tiled surrounds.

Outside

To the front of the home is a fore garden area with an established hedgerow. To the side is off road parking and access to the rear garden. The rear garden has been planned as a low maintenance garden with a decking area, artificial lawn and low maintenance borders. The garden offers a good degree of privacy being unoverlooked.

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.

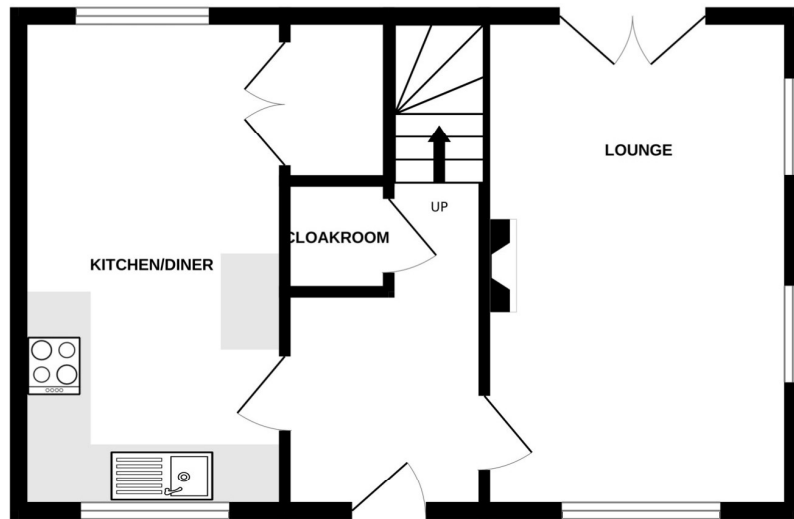
Tenure

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.

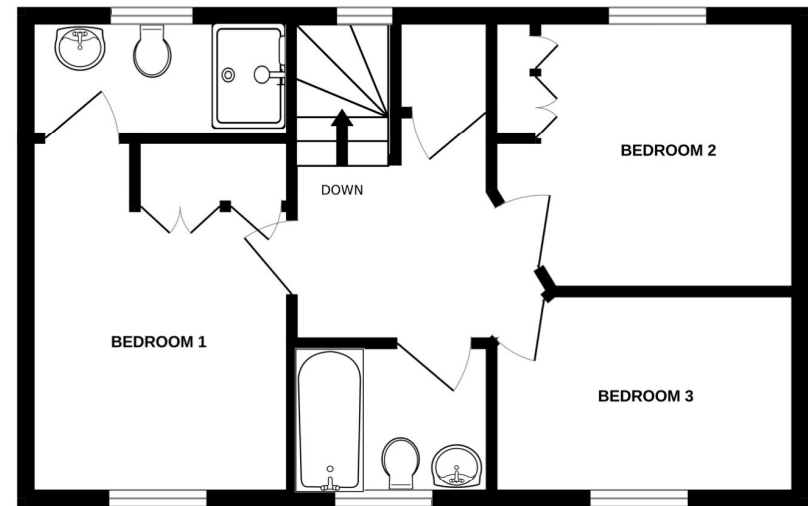
Note

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
436 sq.ft. (40.5 sq.m.) approx.



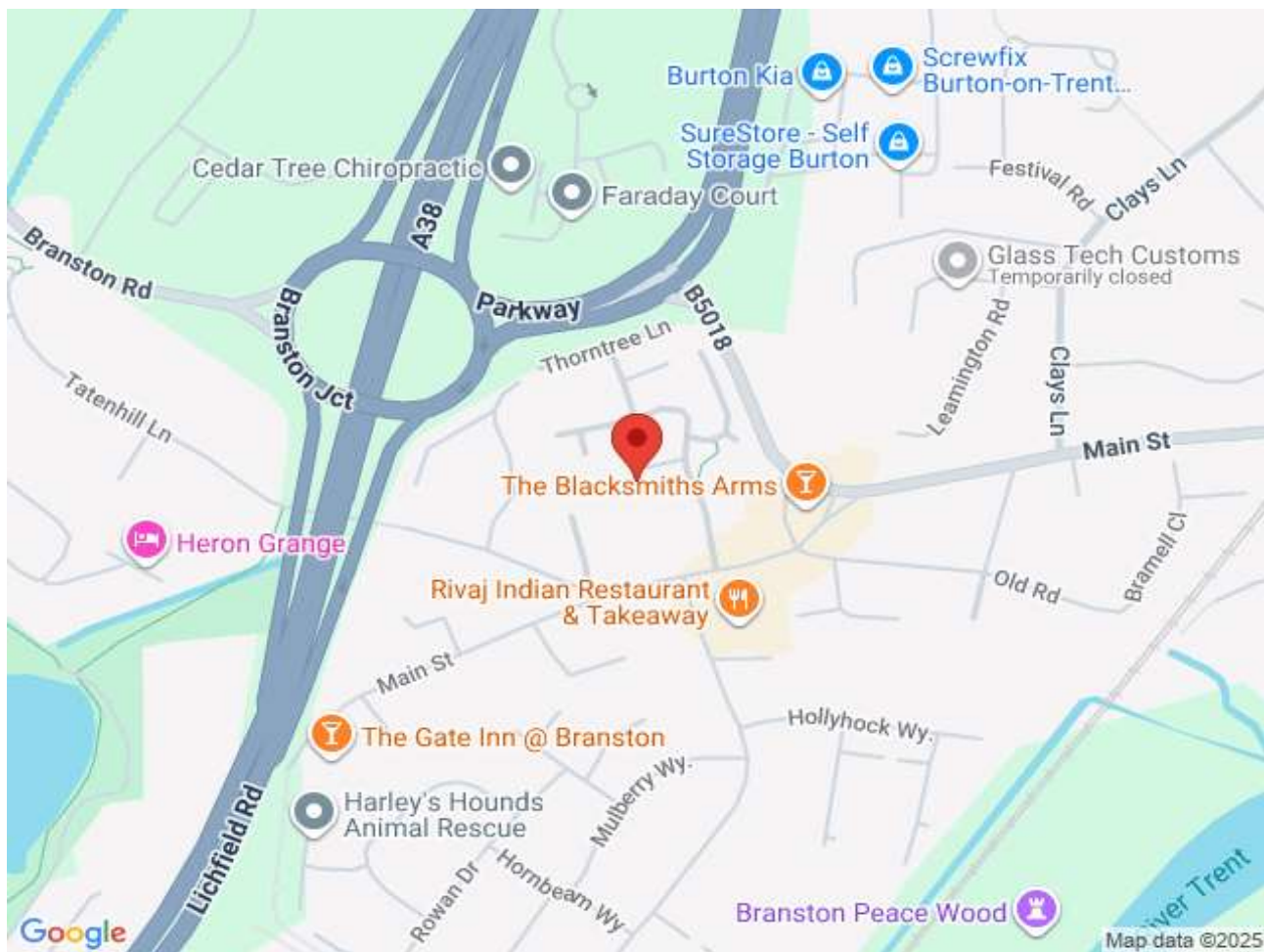
1ST FLOOR
429 sq.ft. (39.8 sq.m.) approx.



TOTAL FLOOR AREA : 865 sq.ft. (80.4 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.

Made with Metropix ©2025



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		94
(81-91) B	84	
(69-80) C		
(55-68) D		
(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		

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.