



Thyme Street, Branston,  
Burton-on-Trent



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£260,000



## Key Features

- Semi Detached Home
- Three Bedrooms
- Nearly New Property
- No Upward Chain
- Great sized Plot
- Spacious Downstairs Living Accommodation
- EPC rating B
- Freehold





Newton Fallowell are pleased to be able to offer for sale this immaculately presented three bedroomed semi detached home on the sought after residential location of Branston. There is no upward chain and the property is ideal for any first time buyer of family looking to buy in this location. In brief the accommodation comprises: - entrance hall, lounge, dining kitchen, utility room, guest cloak room and on the first floor a landing leads to the master bedroom with en-suite and built-in wardrobes, two further well proportioned bedrooms and a well fitted family bathroom. Externally to the front of the home is a great sized frontage and there is a fully enclosed rear garden.

### Accommodation In Detail

composite front door with frosted double glazed side panel leading to:

#### Entrance Hall

having staircase rising to first floor, consumer unit for electrics, thermostat for central heating, wood effect vinyl flooring and one central heating radiator.

#### Lounge 3.81m x 4.87m (12'6" x 16'0")

having media points, built-in understairs storage, carpet to floor, one central heating radiator and floor to ceiling Upvc double glazed window to front elevation.

#### Dining Kitchen 4.74m x 3.4m (15'7" x 11'2")

having a range of high gloss base and wall mounted units, low profile laminate work surface, single integrated oven, four ring gas hob with extractor over, stainless steel sink and drainer with chrome mixer tap, integrated fridge/freezer and dishwasher, under counter lighting, wood effect vinyl flooring, one central heating radiator and Upvc double glazed patio doors leading out to rear patio.

#### Utility Room 1.83m x 1.79m (6'0" x 5'11")

having low profile laminate work top, space for washing machine and tumble dryer, one central heating radiator, extractor fan and Upvc double glazed door to side elevation.

#### Guest Cloak Room 1.83m x 1.04m (6'0" x 3'5")

having low level wc, wall hung space saving wash basin with chrome mixer tap and tiled splashback, gas fired central heating boiler, extractor fan, one central heating radiator and frosted Upvc double glazed window to side elevation.

### On The First Floor

#### Landing

having carpet to floor, access to loft space and one central heating radiator.

#### Master Bedroom 3.82m x 3.8m (12'6" x 12'6")

having built-in double wardrobes, built-in overstairs storage, tv and media points, one central heating radiator and large Upvc double glazed window to front elevation.

#### En-Suite 1.81m x 1.94m (5'11" x 6'5")

having low level wc, vanity wash basin with chrome mixer tap, walk-in shower cubicle with electric shower, tiling to wet areas, wood effect vinyl flooring, extractor fan, one central heating radiator and frosted Upvc double glazed window to front elevation.

#### Bedroom Two 2.75m x 3.1m (9'0" x 10'2")

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

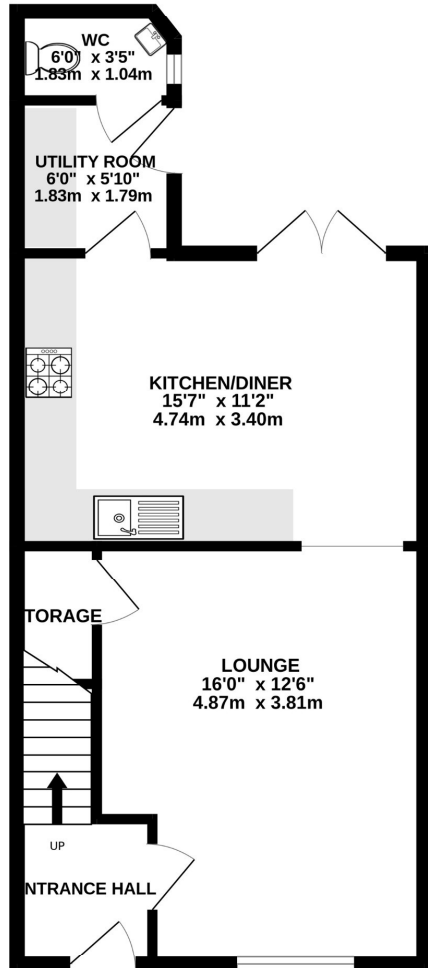
#### Bedroom Three 1.92m x 3.42m (6'4" x 11'2")

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

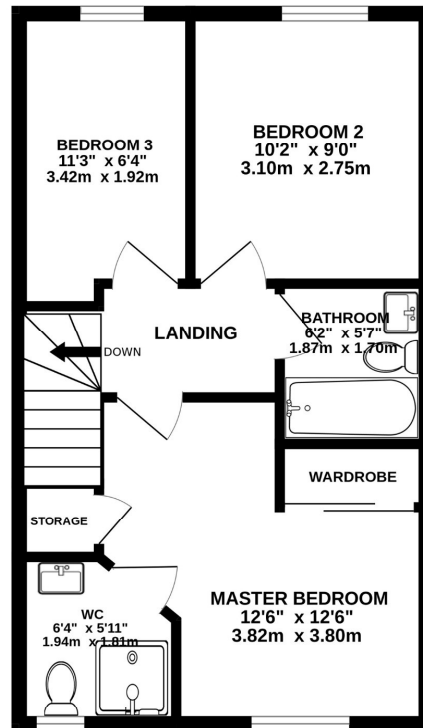
#### Bathroom 1.7m x 1.87m (5'7" x 6'1")

having low level wc, vanity wash basin with chrome mixer tap, bath with chrome fittings and chrome thermostatic waterfall shower, folding glass shower screen, extractor fan, tiling to wet areas, wood effect vinyl flooring, one central heating radiator and frosted Upvc double glazed window to side elevation. we would ask for your co-operation in order that there will be no delay in agreeing the sale.

GROUND FLOOR  
477 sq.ft. (44.3 sq.m.) approx.



1ST FLOOR  
422 sq.ft. (39.2 sq.m.) approx.



TOTAL FLOOR AREA : 899 sq.ft. (83.5 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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## Outside

There is a good sized plot to front and side with a tandem tarmacadam driveway provides parking for two vehicles, two good sized lawned areas and a paved path leads to the front door and side gate. To the rear is a fully enclosed garden with a paved patio area for entertaining, space for garden shed and the rest of the garden is mainly laid to lawn.

## 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

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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.

