



20 Burton Road
Branston
Burton-On-Trent
DE14 3DN

£2,200 Per Calendar Month

- Finished to a high specification
- Gas central heating
- Underfloor heating
- Modern kitchen
- Landscaped garden
- Large bedrooms
- Two reception rooms

SCARGILL
MANN & CO

EST. 1995

GENERAL INFORMATION

SCARGILL MANN & CO are excited to offer for the first time, this spacious recently refurbished to a high specification Five Bedroom detached bungalow. The property briefly comprises of; two reception rooms and a modern fitted kitchen to the front of the property. To the rear of the property are 5 large spacious bedrooms. Available NOW on a part furnished basis.

Entrance to a spacious hallway, with ceramic tiled underfloor heated flooring, doors, and decorated to a high standard. Leading onto the spacious Modern kitchen and first reception room laid with laminate flooring, doors and decorated to a high standard. The modern kitchen has white gloss wall and base units with white tiled walls and quartz effect preparation work surfaces. Integrated Fridge Freezer and Gas freestanding Oven/Hob with extractor over. The second reception room has ceramic floor tiles with underfloor heating. Through the corridor you will find the first of three bedrooms, along with the three piece family bathroom and another separate WC.

At the end of the corridor are two large rooms that can be used as bedrooms or further reception rooms if required. The room to the right has bi folding doors which open directly onto the landscaped garden.

Externally the property has a large garage with utility area, large landscaped garden. To the front of the property is a large driveway with security bollards.

LOCATION

Located in the popular area of Branston, Burton on Trent. Close to John Taylor Free School, the property also has quick links into Burton Town centre. On the doorstep is Branston Golf & Country Club.





ACCOMMODATION

ON THE GROUND FLOOR

ENTRANCE HALL

3.85m x 3.51m (12'7" x 11'6")

Ceramic tiled flooring with underfloor heating. Lead to;

LOUNGE

6.07m x 3.48m (19'10" x 11'5")

Having UPVC double glazed window, television and BT connection points, Laminate flooring and high vaulted ceiling.

KITCHEN

6.05m x 3.48m (19'10" x 11'5")

Having a full range of modern white gloss wall, base and drawer units, freestanding Gas oven/hob and canopy extractor hood with down lighter and integrated fridge and freezer.

RECEPTION ROOM 2

3.89m x 3.58m (12'9" x 11'8")

Spacious light and airy room with ceramic tiles and underfloor heating.

WC

Low level wc and pedestal basin.

BATHROOM

2.38m x 2.36m (7'9" x 7'8")

Family bathroom with low level wc, pedestal wash basin and bathtub with panel. Electric shower over.

BEDROOM ONE

2.38m x 2.36m (7'9" x 7'8")

Having fitted wardrobes, double bed and side tables and UPVC double glazed window

BEDROOM TWO

4.70m x 2.38m (15'5" x 7'9")

Single bedroom, laminate flooring, large wardrobe.

BEDROOM THREE

3.95m x 3.49m (12'11" x 11'5")

Double bedroom with wardrobe and double bed frame and mattress.

BEDROOM FOUR

6.71m x 3.71m (22'0" x 12'2")

Large double bedroom or potential to be a reception room.

BEDROOM FIVE

6.76m x 3.33m (22'2" x 10'11")

Large double bedroom or potential to be a reception room with direct access to the rear garden.

OUTSIDE & GARDENS

Large Secure car parking to the front of the property. Garage to the right of the property, with facilities to be used as a utility room.

DIRECTIONAL NOTE

SPECIFIC REQUIREMENTS

The property is let on a part furnished basis. No Smokers. Available now.

PROPERTY RESERVATION FEE

One week holding deposit to be taken at the point of application, this will then be put towards your deposit on the day you move in. **NO APPLICATION FEES!**

DEPOSIT

5 Weeks Rent.

ADDITIONAL INFORMATION

Property construction: Brick & Tile

Parking: Driveway

Electricity supply: MAINS -

Water supply: MAINS - Severn Trent

Sewerage: MAINS

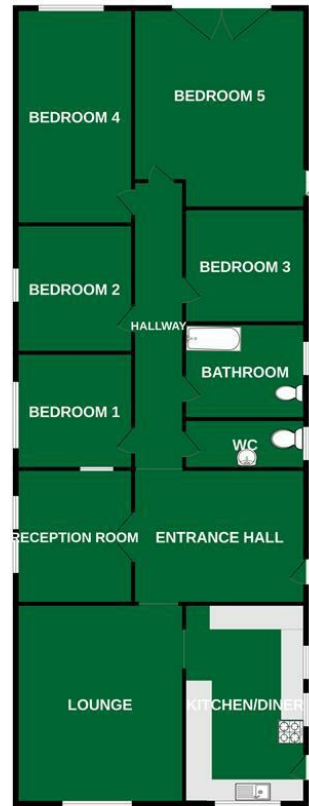
Heating: Gas central

Broadband type: BT Openreach, please check Ofcom website.

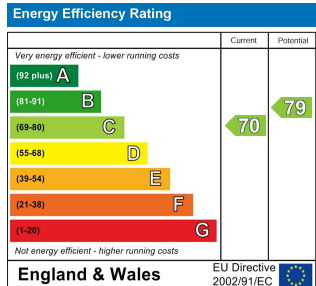
VIEWING

By prior appointment through Scargill Mann and Co. Derby Office on 01332 206620.

GROUND FLOOR



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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