



46 Burton Road

Branston, Burton-On-Trent, DE14 3DN

Guide price £320,000



ULTRA RARE OPPORTUNITY – BURTON ROAD BRANSTON! Highly unlikely houses on this road of this calibre will appear back on the market, do not miss this opportunity. Dwellings are delighted to present this three-bedroom detached family home to the market. This property is situated close to the Burton town centre and is close to a range of amenities. Local schools are nearby. The property is located close to the Branston Golf & Country Club. It also has nearby transportation links such as bus stops, the A38, A50, M1 and M6.

The Vendors are "Legally Seller Ready". What do we mean by this term? The Vendors have Solicitors instructed who have prepared contracts & requested searches. If you are a cash buyer, ready to move in straight away or if you are buying via a mortgage, then obtain your mortgage offer and you are ready to move in.

This spacious family home is set over two floors and is in need of modernisation. A front porch, a W/C, a large reception room, a fitted kitchen and a utility room make up the ground floor. The first floor comprises three well-proportioned bedrooms (with the master bedroom having an ensuite), and a three-piece family bathroom. **HUGE POTENTIAL TO EXTEND!**



- PORCH 10'0" x 4'11" (3.05m x 1.51m)
- RECEPTION ROOM 16'8" x 22'11" (5.09m x 6.99m)
- W/C 5'0" x 6'9" (1.53m x 2.08m)
- UTILITY ROOM 5'0" x 5'5" (1.53m x 1.66m)
- KITCHEN/DINER 12'6" x 22'2" (3.82m x 6.76m)
- MASTER BEDROOM 13'5" x 11'1" (4.10m x 3.40m)
- EN SUITE 8'0" x 5'10" (2.46m x 1.80m)
- BEDROOM TWO 10'7" x 10'5" (3.23m x 3.19m)
- BEDROOM THREE 11'10" x 7'4" (3.61m x 2.24m)
- BATHROOM 5'6" x 8'2" (1.70m x 2.50m)
- GARAGE 8'5" x 30'8" (2.59m x 9.37m)

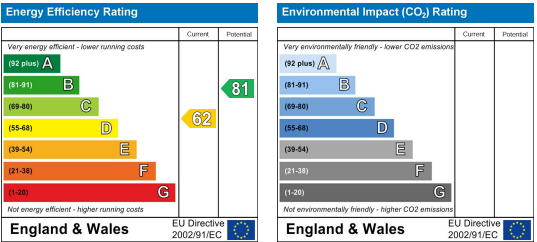
Area Map



Floor Plans



Energy Efficiency Graph



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