



Lonsdale Road, Branston Burton-On-Trent





Property Description

Burchell Edwards are delighted to bring to market this fully renovated and extended 3 bedroom semi-detached property, situated in the popular Branston village, Burton-on-Trent. This peaceful and much sought-after residential area boasts local amenities and excellent schooling, yet is also well connected to both the A38 and major transport links in one direction, and town-centre shopping in the other.

The property welcomes you with a sizeable driveway for multiple vehicles, separated by a picket fence. In addition, a 27ft long garage to the side of the property offers ample storage and acts a utility space with plumbing and drainage, where there is also side entry to the property and access through to the rear garden via sliding door. The rear plot is lawned, level, and spacious. Enclosed by fencing and with trees for coverage.

Internally, separate entrance porch leads off to the front reception room and with stairs up to the first floor. Through to the lounge greets you into a modern and stylish finish. Thick carpets and ample natural light make this space feel luxurious and truly special. Out to the extended kitchen-diner is again a modern and high-quality finish, with a range of integrated units and French doors opening out to the rear garden.

The first floor includes 2 double bedrooms and a further single, as well as a modern family bathroom with full 3-piece suite including shower over bath. Finally, the landing has loft access and window over side elevation.

Entrance Porch

Double glazed window to rear elevation, central heating radiator and carpet.

Entrance Hallway

Carpet.

Front Garden

Driveway with off road parking for multiple vehicles.

Guest W.C

Wash hand basin, low level flush W.C, tiled floor, tiling to splash prone areas and extractor fan.

Lounge

12' 1" x 21' 9" (3.68m x 6.63m)

Open plan room. Double glazed window to front elevation, two central heating radiators and carpet.

Kitchen/ Diner

14' 5" x 9' 10" (4.39m x 3.00m)

Double glazed window and french doors to rear elevation, a range of wall and base units with work surface over incorporating a sink with drainer unit, electric oven, gas hob, integrated dishwasher, loft access and tiling to splash prone areas.

Landing

Double glazed window to side elevation, feature mirror, carpet, loft access and airing cupboard housing central heating boiler.

Bedroom One

11' 2" x 9' (3.40m x 2.74m)

Double glazed window to rear elevation, central heating radiator and carpet.

Bedroom Two

9' 1" x 10' 5" (2.77m x 3.17m)

Double glazed window to rear elevation, central heating radiator and carpet.

Bedroom Three

7' 6" x 6' (2.29m x 1.83m)

Double glazed window to front elevation, carpet and central heating radiator.

Bathroom

Double glazed window to rear elevation, shower over bath, W.C, wash hand basin, extractor, full height wall tiles, tiled for and vertical central heating radiator.

Garage

8' 1" x 26' 11" (2.46m x 8.20m)

Double doors, concrete floor and plumbing for washing machine.

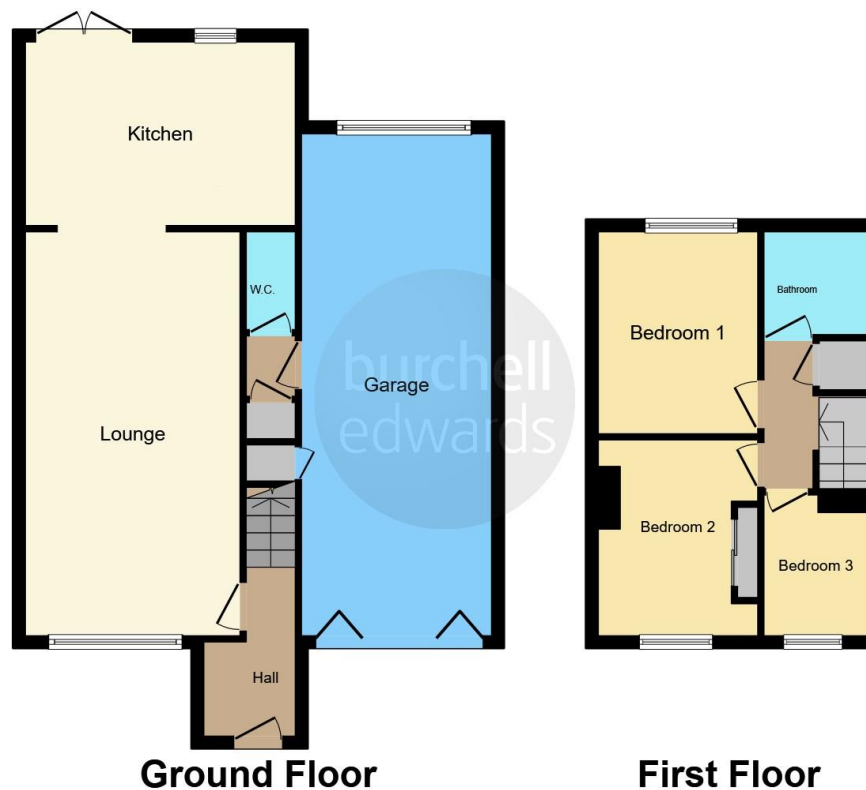
Rear Garden

Lawn, side access to garage and outside tap.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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EPC Rating: C

Tenure: Freehold

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