

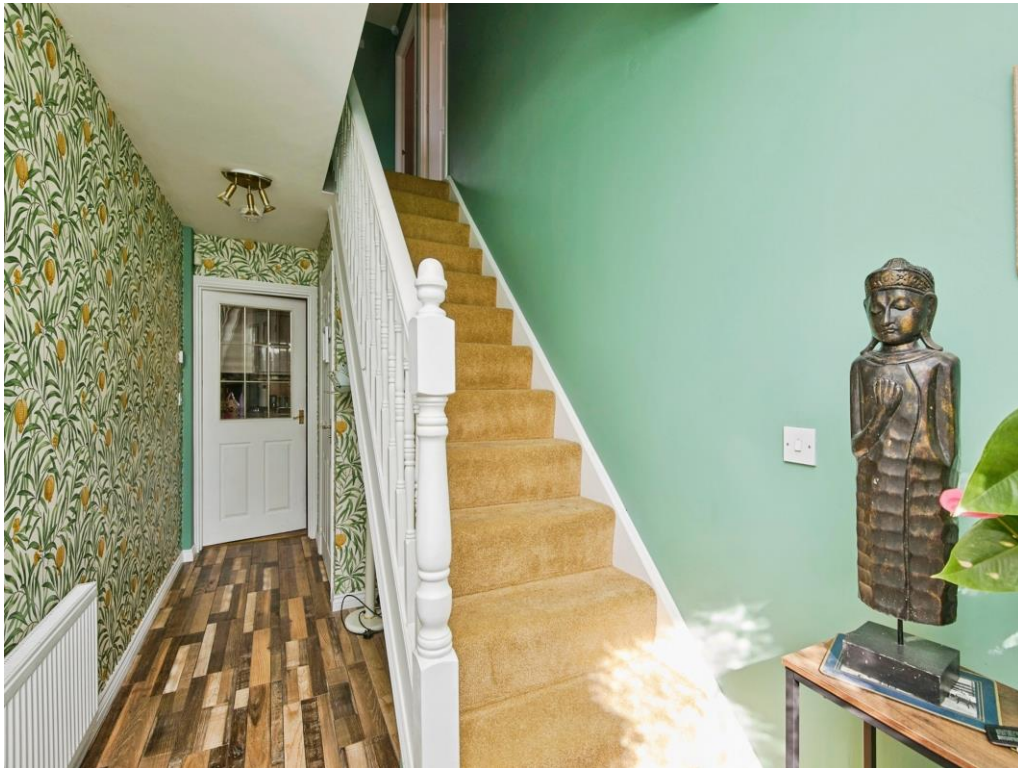


Bramling Cross Road
Burton-On-Trent

burchell
edwards

Bramling Cross Road Burton-On-Trent DE14 1DH

for sale
£300,000



Property Description

Burchell Edwards are delighted to market this 4 Bedroom Detached family home. The property greets you with a off road parking space and a integral garage. The property itself is finished to a lovely standard and boasts: a wonderful living room, a spacious kitchen, a dining room and a downstairs W/C, Upstairs compromises of 4 bedrooms, Master bedroom has a en-suite shower room, with a further 2 double and 1 single room and a family bathroom. Outside to the rear is an enclosed garden which contains a slabbed paving area and lawn.

Entrance Hallway

Door to front elevation, tiled flooring and central heating radiator.

Guest W.C

W.C, wash hand basin and extractor.

Lounge

14' 9" x 10' 7" (4.50m x 3.23m)
Bay window to front elevation, central heating radiator and carpet.

Dining Room

11' 1" x 10' 8" (3.38m x 3.25m)
Sliding patio doors to rear elevation, tiled flooring and door into:

Kitchen

14' 8" x 10' 3" (4.47m x 3.12m)
Window to rear elevation, door to side access, a range of wall and base units with work surface over incorporating sink with drainer unit, gas hob, electric oven, central heating radiator, tiled flooring, spotlights, space for appliances.

Landing

Loft access and cupboard housing hot water tank.

Bedroom One

15' 8" x 10' (4.78m x 3.05m)
Irregular shaped room. Two windows to front elevation, carpet, central heating radiator and integrated wardrobes.

En-Suite

Window, W.C, wash hand basin, shower, central heating radiator and extractor.

Bedroom Two

15' x 8' 4" (4.57m x 2.54m)
Window to front elevation, central heating radiator and carpet.

Bedroom Three

11' 4" x 10' 3" (3.45m x 3.12m)
Window to rear elevation, central heating radiator and carpet.

Bedroom Four

10' 7" x 6' 11" (3.23m x 2.11m)
Window to rear elevation and central heating radiator.

Bathroom

Frosted window to rear elevation, W.C, wash hand basin, bath, shower cubicle, central heating radiator and carpet.

Rear Garden

Mainly paved patio and side access at both sides of property.

Garage

Accessed via kitchen, solar panel box housed, power and lighting.

Agents Note

**This property is being sold on behalf of a corporate client. It must remain on the market until contracts are exchanged. As part of a Trust it may not be possible to provide

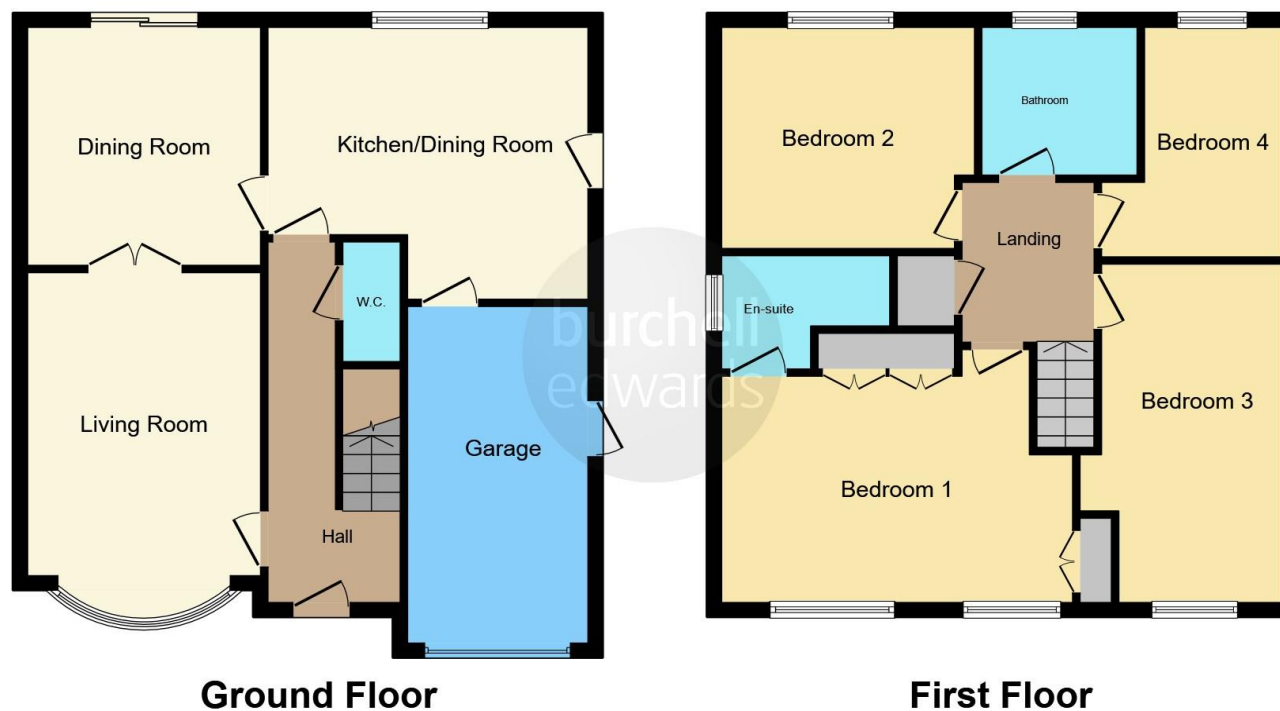
answers to the standard property questionnaire. Please refer to the agent before viewing if you feel this may affect your buying decision.**

**Please note that any services, heating system or appliances have not been tested, and no warranty can be given or implied as to their working order. **









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

To view this property please contact Burchell Edwards on

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Britannia House Station Street
 BURTON-ON-TRENT DE14 1AN

EPC Rating: B Council Tax
 Band: D

Tenure: Freehold

view this property online burchelledwards.co.uk/Property/BUT210901



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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