



Thrift Road
Branston Burton-On-Trent

Thrift Road Branston Burton-On-Trent DE14 3LJ

for sale
£350,000



Property Description

A well-presented four bedroom detached family home in a cul-de-sac location with off road parking, integral garage and well-presented gardens to front and rear. The property has a gas fired central heating system, Hive thermostats and double glazing and briefly comprises, to the ground floor - storm porch leading to entrance hall, cloaks/WC, dining kitchen, utility room, spacious living room and separate dining room. To the first floor are four well-proportioned bedrooms, all with fitted wardrobes, master with ensuite and family bathroom with Jack and Jill access from bedroom two. Outside the property has a generous drive providing off road parking for three cars. There is an electric car charging station to the front of the garage and well-presented gardens to front and rear.

Entrance

Entrance via a storm porch with feature lighting to a composite entrance front door with central glazed viewing window and obscure glass side panel leading to:-

Entrance Hall

Having laminate flooring, stairs to first floor, doors to Lounge, Kitchen and WC, radiator, Hive thermostat, understairs storage space.

Cloaks/Wc

Having tiled floor covering, chrome heated towel rail, wall mounted wash hand basin with chrome mixer tap, low level WC, tiled splashback.

Kitchen

17' 3" x 10' 6" (5.26m x 3.20m)
Having ceramic tiled floor covering, matching base and wall units with work surfaces over, gas hob, electric oven, space for free standing dishwasher & fridge freezer, 1.5 drain composite sink, chrome mixer tap, central

heating radiator, UPVC double glazed French doors leading to the garden, pantry cupboard, UPVC double glazed window to the rear elevation.

Utility Room

8' 6" x 5' 4" (2.59m x 1.63m)
Having the continuation of the ceramic tiled floor covering from the kitchen, tiled splashbacks, sink, space for free standing washing machine and tumble dryer. Personal door to access the integrated garage, central heating radiator, door leading to the side of property.

Lounge

16' 9" x 11' 10" (5.11m x 3.61m)
Having UPVC double glazed bay window, carpet floor, electric fire, coving to the ceiling, two central heating radiators, wooden double doors lead to:-

Dining Room

10' 10" x 9' 8" (3.30m x 2.95m)
Having a single door leading to the kitchen, laminate flooring, UPVC double glazed window to the rear elevation, central heating radiator.

Landing

Having a carpeted floor to match the stairs, oak spindle balustrade, loft space partly boarded out, cupboard containing boiler providing domestic hot water and central heating, central heating radiator.

Bedroom One

12' 8" x 11' 10" (3.86m x 3.61m)
Having two separate generous double door fitted wardrobes, central heating radiator, two UPVC double glazed windows to the front elevation.

Ensuite

Recently renovated with high specification fittings, having a three piece modern white suite, fully tiled, shower with a rain shower head and hand held shower attachment, black heated towel radiator, pedestal sink with storage fitted below.

Bedroom Two

13' 2" x 8' 11" (4.01m x 2.72m)
Having a generous double door fitted wardrobe, UPVC double glazed window to the rear elevation, central heating radiator, Jack and Jill door to the family bathroom.

Bedroom Three

12' 4" x 8' 1" (3.76m x 2.46m)
Having a generous double door fitted wardrobe, UPVC double glazed window to the rear elevation, central heating radiator.

Bedroom Four

14' 7" x 8' 3" (4.45m x 2.51m)
Having dormer window to the front elevation, generous double door fitted wardrobe, central heating radiator.

Family Bathroom

Recently renovated with high specification fittings, having Jack and Jill door to bedroom two, fully tiled walls and floor, pedestal sink with chrome mixer tap, low level WC, panelled bath with shower over, UPVC double glazed opaque window to the rear, black heated towel radiator.

Garage

Integrated single garage with up and over door, light and power.

Outside

The front has a generous drive providing off road parking for three cars. There is an electric car charging station to the front of the

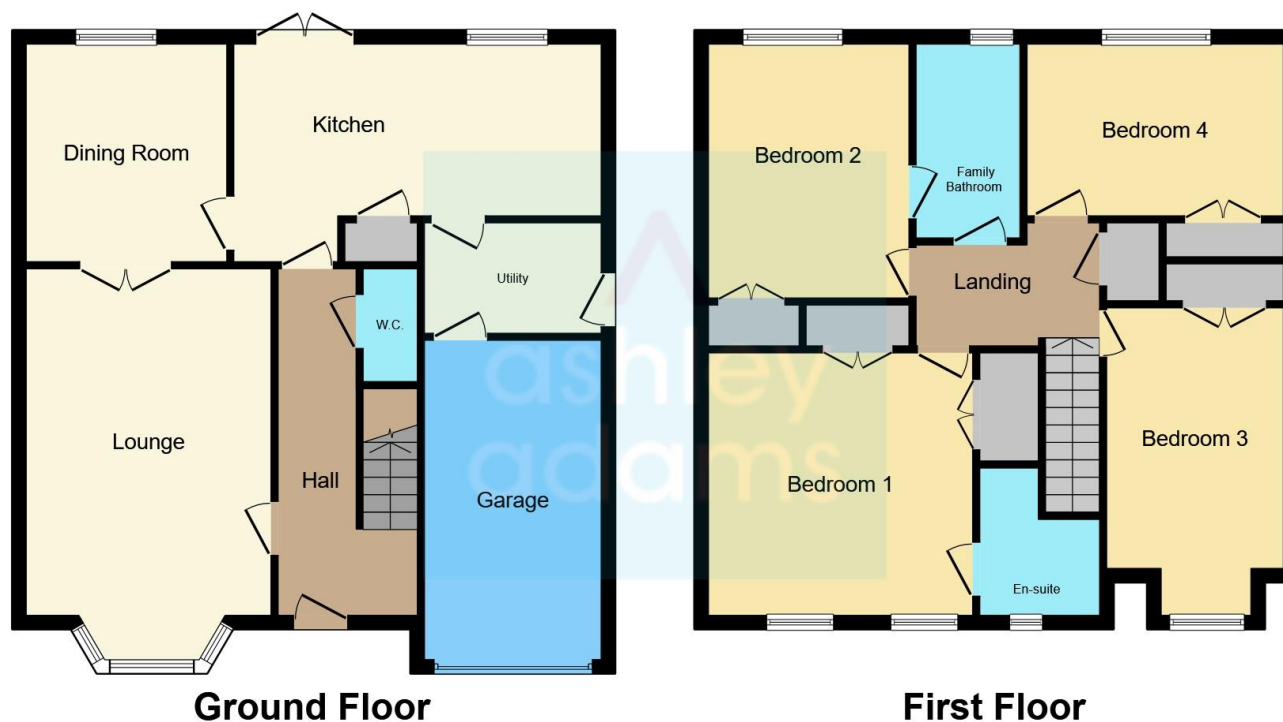
garage, lawned front garden with wooden knee rail post along the drive, paved path leading to the side door to the utility room and to the back of the property.

The rear garden has a paved area from the patio, lawn and shed, gravel border with seating area, well established hedges and planting, 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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Tenure:Freehold

EPC Rating: C

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