



Manor Croft, Branston, Burton-on-Trent



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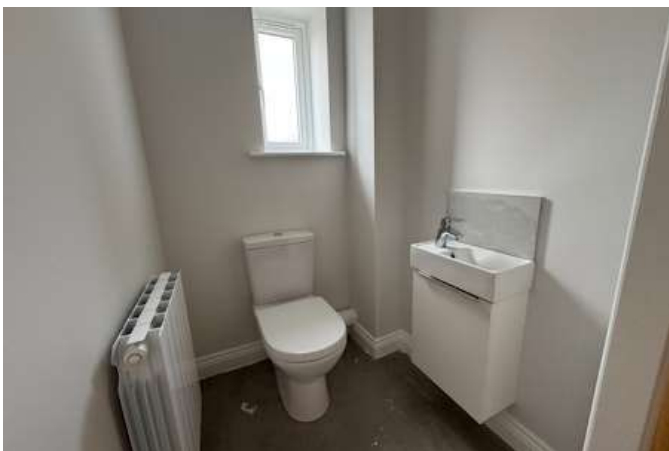
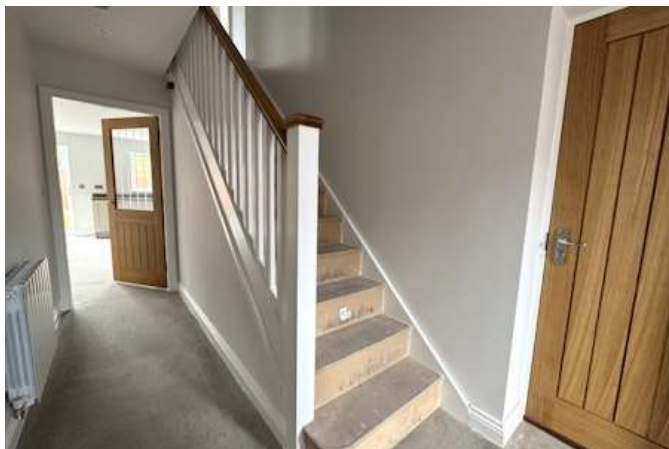
£375,000



Key Features

- Impressive Four Bedroomed Detached Home
- Select Development Of Only 8 Properties
- High Level Internal Specification
- Extensive Off Road Parking & Garage
- Ready For Occupation Late Summer 2025
- Full NHBC Warranty
- EPC rating B
- Freehold





Located on a select development of only eight properties Newton Fallowell are proud to be able to offer for sale this brand new high spec four double bedroomed family home which can only be appreciated by an internal inspection. These homes are built by an independent builder and have been built with attention to detail and specification. The accommodation in brief comprises: - open canopied entrance, spacious entrance hall with courtesy access door to large garage, large main sitting room and stunning open plan living dining kitchen with separate utility and guest cloak room off. On the first floor a spacious landing leads to four double bedrooms, two having en-suite facilities and there is also a family bathroom. Outside is extensive parking and an attached garage. To the rear is a good sized patio and lawned garden.

Accommodation In Detail

Recessed Canopied Entrance

having composite entrance door with obscure double glazed light to side leading to:

Entrance Hall 4.26m x 1.85m (14'0" x 6'1")

having staircase rising to first floor, courtesy access door to garage, low intensity spotlights to ceiling, one central heating radiator and fitted smoke alarm.

Reception Room 2.92m x 5.44m (9'7" x 17'10")

having Upvc double glazed window to front elevation and one central heating radiator.

Open Plan Living Dining Kitchen

featuring:

Reception Area 3.23m x 5.1m (10'7" x 16'8")

having two central heating radiators and bi-fold double glazed doors opening out to the rear garden.

Kitchen Area

having a large recessed understairs storage cupboard, extensive array of quality base and wall mounted units with complementary rolled edged working surfaces, four ring induction hob with oven under and extractor over, integrated fridge, freezer and dishwasher, polycarbonate sink and draining unit with mixer taps over, low intensity spotlights to ceiling, Upvc double glazed window to rear elevation and one central heating radiator.

Utility Room 1.25m x 2.55m (4'1" x 8'5")

having range of wall units, work surfaces, fitted extractor vent, low intensity spotlights to ceiling and half obscure double glazed door to side elevation.

Guest Cloak Room

having low level wc, vanity wash basin, one central heating radiator, extractor vent, low intensity spotlights to ceiling and obscure Upvc double glazed window to rear elevation.

On The First Floor

Landing

having access to loft space via retractable ladder, fitted smoke alarm, one central heating radiator and large walk-in airing cupboard (3m x 1.7m)



Master Bedroom

having Upvc double glazed window to front elevation and one central heating radiator.

En-Suite 1.36m x 2.66m (4'6" x 8'8")

having over-sized shower enclosure with Drenche shower, vanity wash basin, low level wc, heated chrome ladder towel radiator, low intensity spotlights to ceiling and fitted extractor vent.

Bedroom Two 3.1m x 4.14m (10'2" x 13'7")

having Upvc double glazed window to front elevation, one central heating radiator and large overstairs storage cupboard.

Bedroom Three 2.87m x 4m (9'5" x 13'1")

having Upvc double glazed window to front elevation and one central heating radiator.

Bedroom Four 3m x 3.77m (9'10" x 12'5")

having Upvc double glazed window to rear elevation and one central heating radiator.

Family Bathroom

having four piece suite comprising shower enclosure with Drenche shower, low level wc, vanity wash basin, panelled bath, heated chrome ladder towel radiator, low intensity spotlights to ceiling, obscure Upvc double glazed window to rear elevation.



Services

All mains services with the exception of gas are believed to be connected to the property.

Measurement

The approximate room sizes are quoted in metric. The imperial equivalent is included in brackets.

Tenure

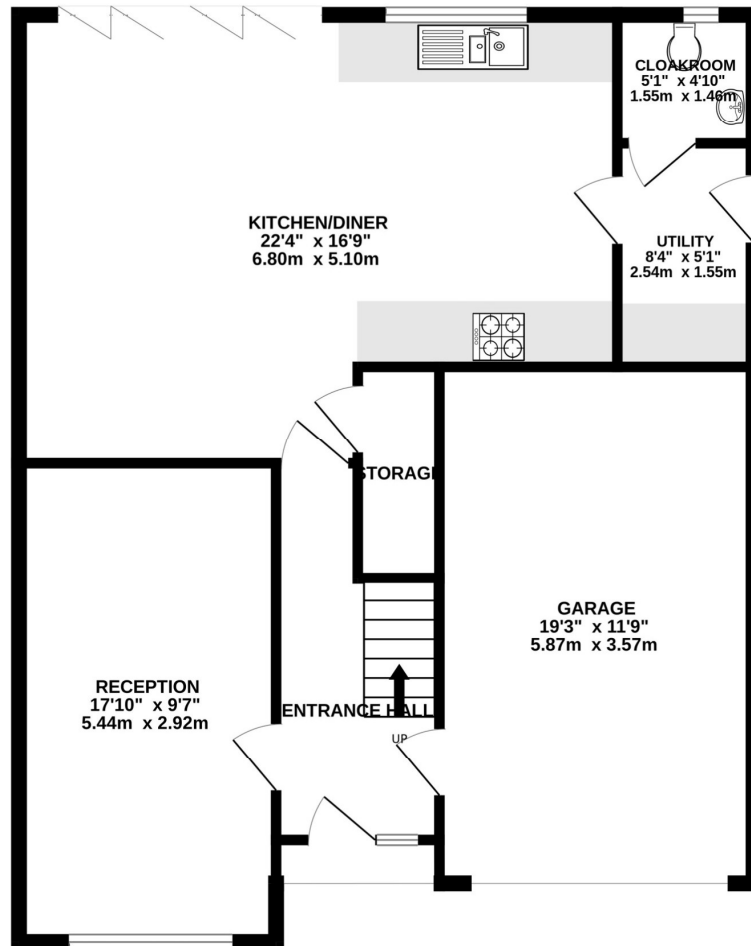
Freehold - with vacant possession upon completion. Newton Fallowell recommend that purchasers satisfy themselves as to the tenure of the property and we would recommend that they consult a legal representative such as a Solicitor appointed in their purchase.

Note

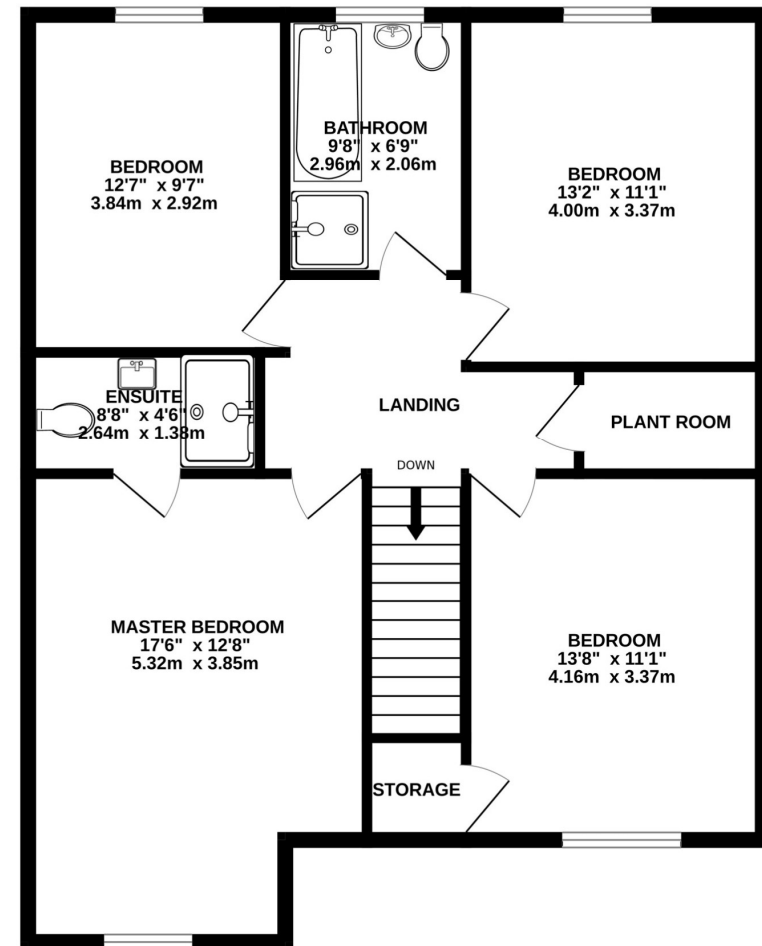
The services, systems and appliances listed in this specification have not been tested by Newton Fallowell and no guarantee as to their operating ability or their efficiency can be given. Anti-Money Laundering Regulations – Intending purchasers will be required to provide identification documents via our compliance provider, Coadjute, at a cost of £45 plus VAT per transaction. This will need to be actioned at the offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.



GROUND FLOOR
909 sq.ft. (84.4 sq.m.) approx.

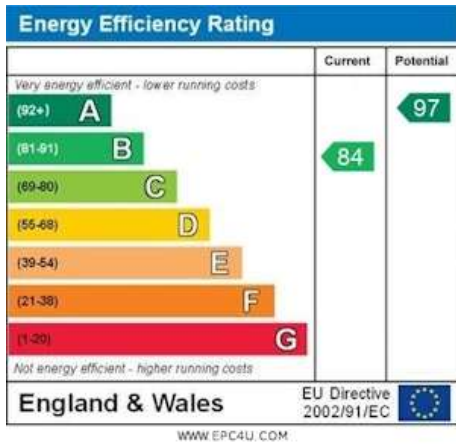
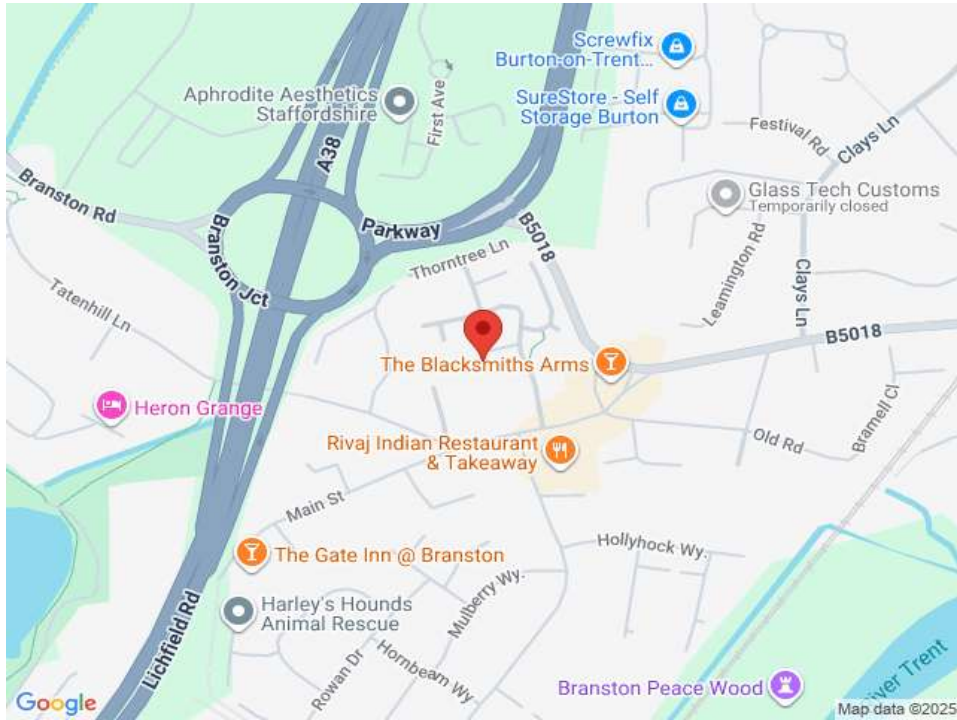


1ST FLOOR
880 sq.ft. (81.7 sq.m.) approx.



TOTAL FLOOR AREA : 1788 sq.ft. (166.1 sq.m.) approx.

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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