

Bramling Cross Road

Burton Upon Trent, Staffordshire, DE14 1DH

John German 



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£425,000



This superb detached home is perfect for a growing family, offering a spacious home with a stunning opening plan kitchen/dining/living space with log burner, two reception rooms, conservatory, four bedrooms, two ensembles & a lovely bathroom set on a choice plot with double garage.

This is a great house with plenty of space including two reception rooms and an amazing open plan kitchen/dining/living room with log burner, together with four bedrooms, two of which having ensembles.

Set at the end of Bramling Cross Road in a lovely position with shared access to the drive, with a detached double garage. Part of the garage has been converted, creating a games/hobby room.

The front door opens into a welcoming and spacious hall with doors leading off.

To the right doors open into a lovely, generously sized lounge with bay window framing views to front. Across the hall is a separate home office/study which could also make an ideal snug.

The highlight of the ground floor is a fantastic open plan kitchen/dining/living room, wonderful for families and entertaining with a well appointed kitchen, large dining area and space for a sofa or arm chair to relax by the log burner. Patio doors open into a lovely conservatory, perfect for enjoying views of the garden.

Completing the ground floor is a useful utility room with additional appliance space, door to side and a handy boot room/storage room. There is a guest WC off the entrance hall.

To the first floor there are four good size bedrooms. The master is a substantial bedroom with fitted wardrobes, views to front and a very impressive luxury ensuite with twin basins, large shower, and WC. Bedroom two also has its own ensuite and views to rear with bedrooms three and four sharing a well appointed family bathroom.

The rear gardens have shaped lawns and a pergola with decking ideal for outside dining and to the side is a superb shed with a bar creating a fabulous escape to entertain in.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Please note: It is quite common for some properties to have a Ring doorbell and internal recording devices.

Property construction: Standard

Parking: Driveway & Garage

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Mains gas

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: Fibre - See Ofcom link for speed: <https://checker.ofcom.org.uk/>

Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

Local Authority/Tax Band: East Staffordshire Borough Council / Tax Band E

Useful Websites: www.gov.uk/government/organisations/environment-agency

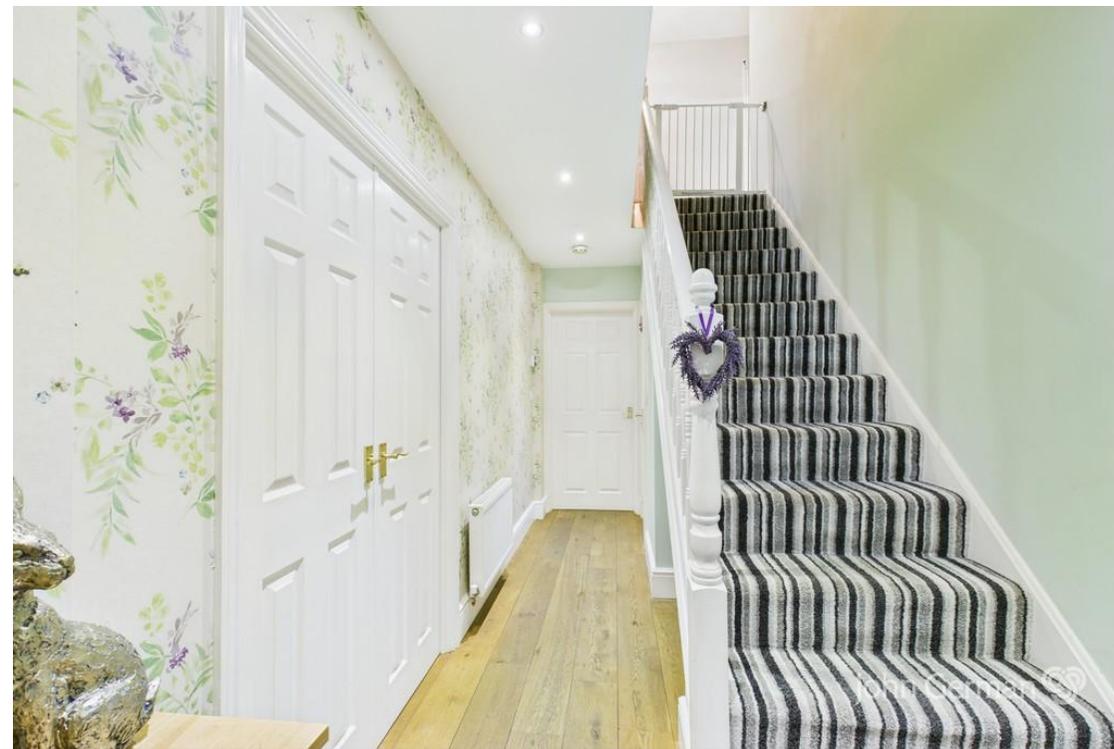
Our Ref: JGA03022026

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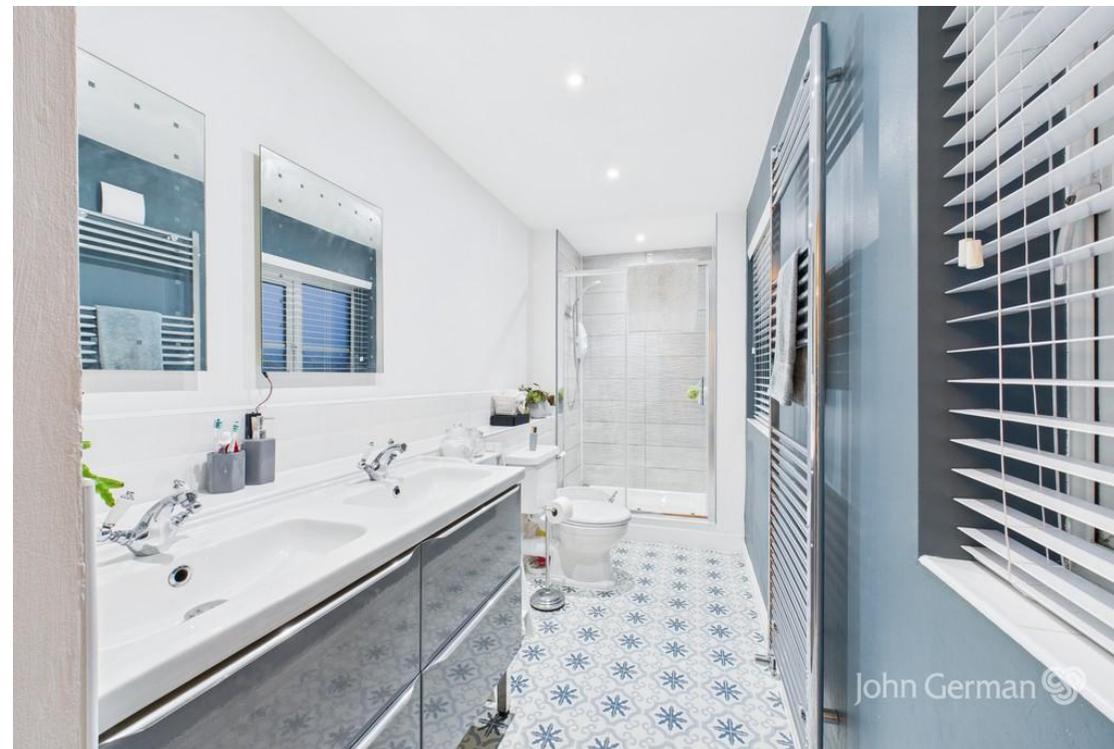


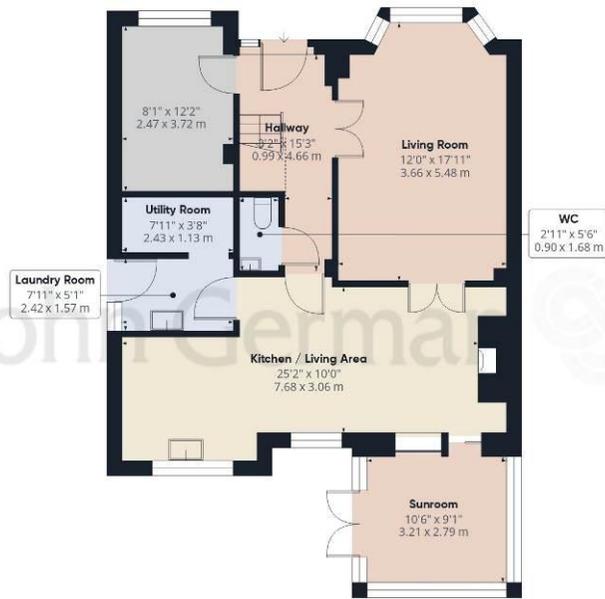






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Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

1707 ft²

158.5 m²

Reduced headroom

12 ft²

1.1 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Agents' Notes

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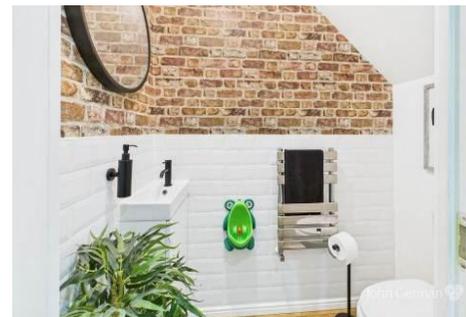
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Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



John German

129 New Street, Burton-On-Trent, Staffordshire, DE14 3QW

01283 512244

burton@johngerman.co.uk

Ashbourne | Ashby de la Zouch | Barton under Needwood
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