



Rowan Drive, Branston,
Burton-on-Trent



4



2



1

£295,000



Key Features

- Semi Detached Home
- Four Bedrooms
- Large Master Bedroom With En-Suite
- No Upward Chain
- Private Rear Garden
- Driveway & Garage
- EPC rating B
- Freehold





Newton Fallowell are pleased to be able to offer for sale this immaculately presented, nearly new, four bedroomed semi detached family home. Being brought to the market with no upward chain and available with immediate vacant possession the property benefits from no direct neighbours to front and rear and sits overlooking open space. In brief the accommodation comprises: - entrance hall, lounge, dining kitchen, utility and guest cloak room. On the first floor a landing leads to three bedrooms and family bathroom and on the second floor is a large master bedroom with built-in wardrobes, extra storage and ensuite. The property is ideal for any first time buyer or family looking to purchase in this area. Viewings are highly recommended.

Accommodation In Detail

Composite door with frosted Upvc double glazed side panels leading to:

Entrance Hall

having staircase rising to first floor, controls to Nest heating system, thermostat for central heating, wood effect Karndean flooring and one central heating radiator.

Lounge 3.77m x 5.07m (12'5" x 16'7")

having built-in understairs storage cupboard, media points, wood effect Karndean flooring, one central heating radiator and Upvc double glazed window to front elevation.

Dining Kitchen 4.71m x 3.18m (15'6" x 10'5")

having range of base and wall mounted units, wood effect laminate working surface, stainless steel sink and drainer with chrome mixer tap, four ring gas hob with extractor over, electric single oven, space for fridge/freezer, wood effect Karndean flooring, one central heating radiator and Upvc double glazed patio doors to rear elevation.

Utility Room 1.8m x 1.83m (5'11" x 6'0")

having matching cupboards and worktop, space for washing machine and tumble dryer, extractor fan, wood effect Karndean flooring, one central heating radiator and Upvc double glazed door to side elevation.

Guest Cloak Room 1.8m x 1.04m (5'11" x 3'5")

having low level wc, pedestal wash basin with chrome mixer tap, tiled splashback, gas fired central heating boiler, tiled effect LVT flooring, extractor fan, one central heating radiator and frosted Upvc double glazed window to side elevation.

On The First Floor

Landing

having staircase rising to second floor and built-in storage cupboard housing pressurised hot water cylinder.

Bedroom Two 2.61m x 4.3m (8'7" x 14'1")

having medium pile carpet, one central heating radiator and Upvc double glazed window to rear elevation.

Bedroom Three 2.6m x 3.92m (8'6" x 12'11")

having medium pile carpet, one central heating radiator and floor to ceiling feature Upvc double glazed window to front elevation.

Bedroom Four 2.02m x 3.18m (6'7" x 10'5")

having medium pile carpet, one central heating radiator and Upvc double glazed window to rear elevation.

Family Bathroom 2m x 1.9m (6'7" x 6'2")

having low level wc, pedestal wash basin with chrome mixer tap, bath with chrome fittings and thermostatic chrome shower over, glass shower screen, full tiling complement around bath area and half height behind sink and toilet, shaver point, extractor fan, heated towel radiator, tile effect LVT flooring and frosted Upvc double glazed window to front elevation.



On Second Floor

Master Bedroom 3.64m x 5.31m (11'11" x 17'5")

having built-in double wardrobes, further built-in overstairs storage, media points, control for Nest heating system, access to small loft space, medium pile carpet, one central heating radiator, Upvc double glazed dormer window to front elevation and double glazed Velux window to rear elevation.

En-Suite 2.51m x 1.66m (8'2" x 5'5")

having low level wc, pedestal wash basin with chrome mixer tap, walk-in shower cubicle with sliding shower door and thermostatic chrome shower, shaver point, extractor fan, wall hung heated towel radiator, down lighters and double glazed Keylite window to rear elevation.

Outside

To the rear of the property is a fully enclosed private garden with a patio area and the rest of the garden is mainly laid to lawn. To the side is a tandem tarmac driveway providing parking for two vehicles and leading to a single garage with up and over door. To the front is a small courtyard style garden with planter bed and a path leads to the front door.



Services

All mains services 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

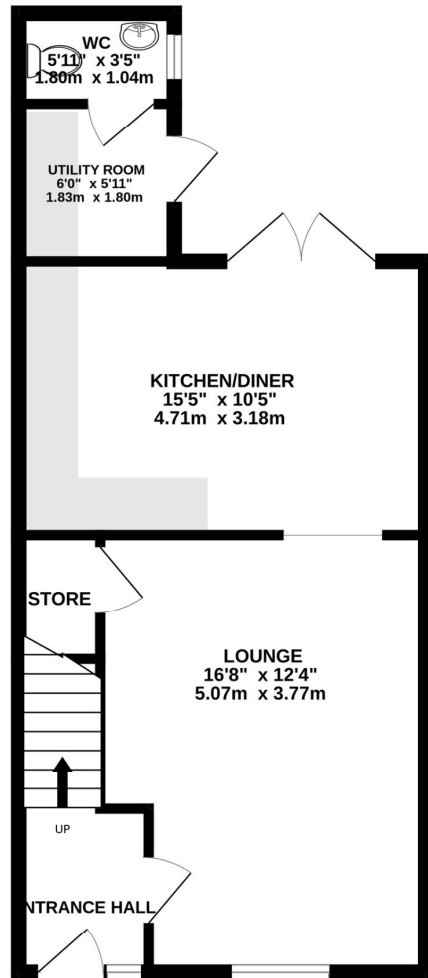
Freehold - with vacant possession upon completion. Newton Fallowell recommend that purchasers satisfy themselves as to the tenure of the property and we would recommend that they consult a legal representative such as a Solicitor appointed in their purchase.

Note

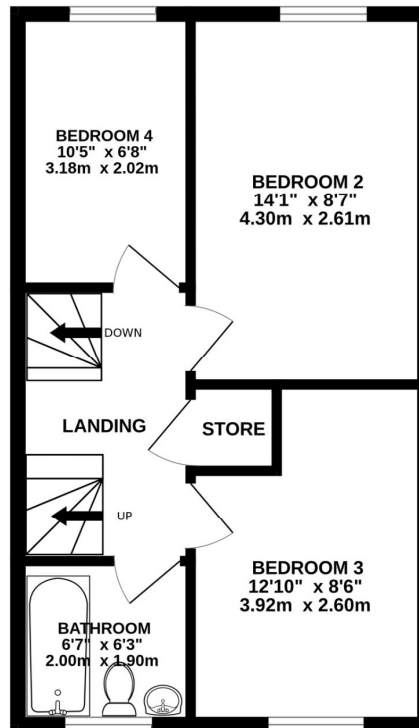
The services, systems and appliances listed in this specification have not been tested by Newton Fallowell and no guarantee as to their operating ability or their efficiency can be given. Anti-Money Laundering Regulations – Intending purchasers will be required to provide identification documents via 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.



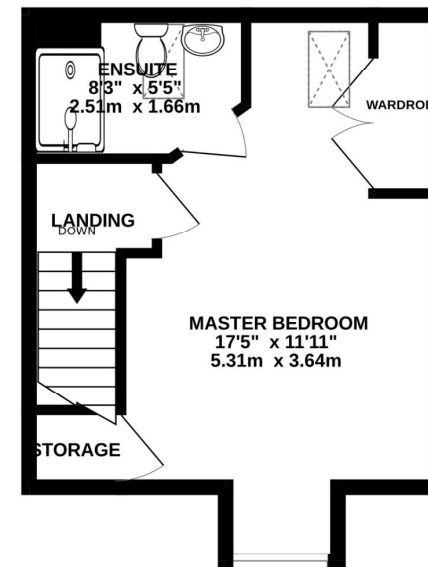
GROUND FLOOR
474 sq.ft. (44.0 sq.m.) approx.



1ST FLOOR
418 sq.ft. (38.9 sq.m.) approx.



2ND FLOOR
287 sq.ft. (26.7 sq.m.) approx.



TOTAL FLOOR AREA : 1179 sq.ft. (109.6 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.

