



Clays Lane, Branston, Burton-on-Trent



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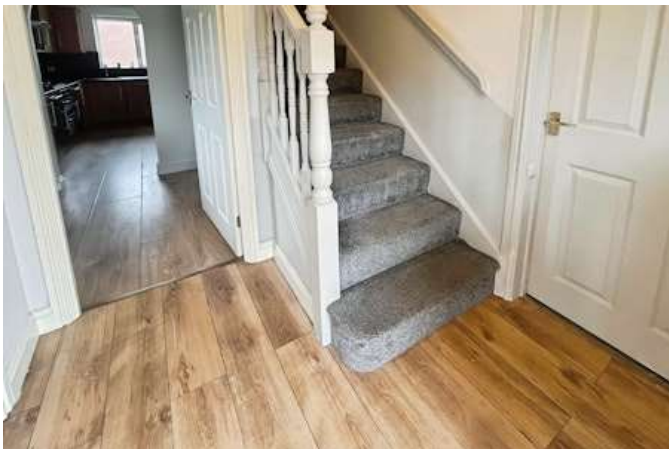
£245,000



## Key Features

- Detached Home
- Three Bedrooms
- Excellent Position Close To Amenities
- Corner Plot Position
- Immediate Vacant Possession
- Upvc Double Glazing & Gas Fired Central Heating
- EPC rating D
- Freehold





Standing upon a generous corner plot position this spacious three bedroomed detached family home is worthy of an internal inspection in order to appreciate the size and plot. The home benefits from immediate vacant possession and a recommended internal inspection will reveal centrally heated and double glazed accommodation which in brief comprises: - entrance hall, guest cloak room, bay windowed sitting room opening through into the dining room with conservatory off, a well fitted kitchen with utility off and on the first floor a landing leads to the master bedroom with en-suite, two further good sized bedrooms and family bathroom. Outside to the front is a fore garden with an adjacent driveway leading to a detached garage and to the rear is a pleasant enclosed private garden designed for ease of maintenance.

### Accommodation In Detail

#### Open Canopied Entrance

having security entrance door leading to:

#### Entrance Hall

having staircase rising to first floor, coving to ceiling, smoke alarm and one double central heating radiator.

#### Guest Cloak Room

having vanity wash basin, low level wc, obscure Upvc double glazed window to front elevation and one central heating radiator.

#### Front Sitting Room

3.11m x 4.2m extending to 4.8m into bay having Upvc double glazed bay window to front elevation, two central heating radiators, coving to ceiling, feature fireplace with matching hearth and inset electric fire and archway leading through to:

#### Dining Room 2.66m x 3.1m (8'8" x 10'2")

having coving to ceiling, thermostatic control for central heating and sliding Upvc double glazed patio doors leading through to:

#### Conservatory 2.7m x 2.66m (8'11" x 8'8")

having ceramic tiling to floor, tri-polycarbonate panelled roof, Upvc double glazed lights and French doors opening out to the rear patio.

#### Kitchen 2.86m x 3.19m (9'5" x 10'6")

having an extensive array of walnut and gloss black effect base and eye level units with complementary rolled edged working surfaces, polycarbonate sink and draining unit, four ring gas hob with double oven under and extractor over and integrated fridge and freezer.

#### Utility 1.78m x 1.92m (5'10" x 6'4")

having Upvc double glazed window to side elevation, range of fitted base and wall mounted units, plumbing for washing machine, useful understairs storage cupboard and one central heating radiator.

### On The First Floor

#### Landing

having smoke alarm, access to loft space via retractable ladder and airing cupboard incorporating Fitted Worcester condensing combi gas fired central heating boiler.



### Master Bedroom 3.2m x 3.56m (10'6" x 11'8")

having a range of triple built-in wardrobes, one central heating radiator and Upvc double glazed window to front elevation.

### En-Suite Shower Room 2.9m x 1.28m (9'6" x 4'2")

having modern contemporary suite comprising teardrop pedestal basin, low level wc, shower enclosure, one central heating radiator, obscure Upvc double glazed window to front elevation, fitted extractor vent and useful overstairs store.

### Bedroom Two 2.7m x 3.23m (8'11" x 10'7")

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

### Bedroom Three 2.9m x 2.31m (9'6" x 7'7")

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

### Family Bathroom

having modern white suite comprising panelled bath with thermostatically controlled shower over together with glass and chrome screen, pedestal wash basin, low level wc, fitted shaver point, one central heating radiator.

### Outside

To the property enjoys a corner plot position with a mainly lawned fore garden set behind a hedgerow. To the side a driveway provides access to a detached garage with up and over door, electric light and power. To the rear is a pleasant enclosed well screened garden which is designed for ease of maintenance with patio and decking areas.



## 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

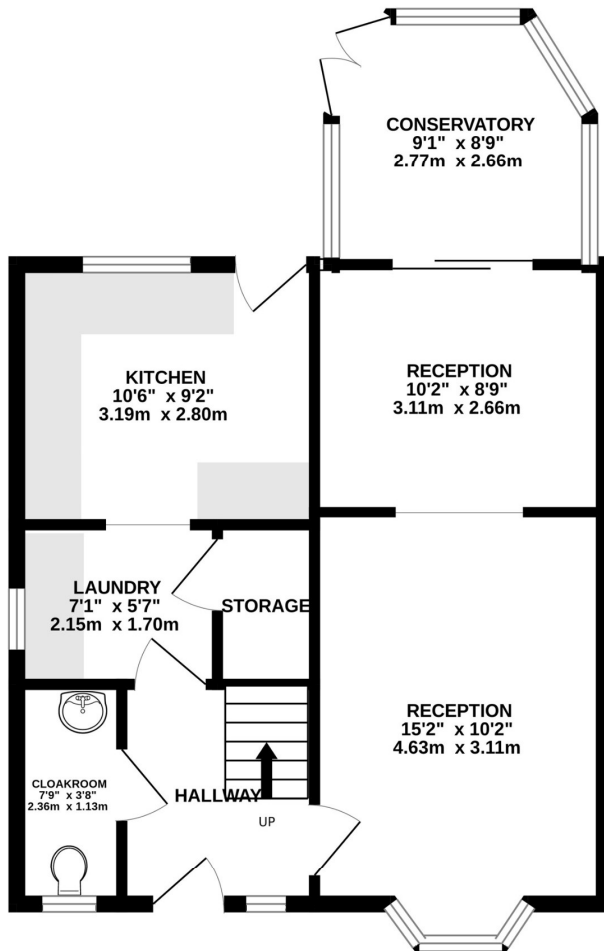
Freehold - with vacant possession upon completion. Newton Fallowell recommend that purchasers satisfy themselves as to the tenure of the property and we would recommend that they consult a legal representative such as a Solicitor appointed in their purchase.

## Note

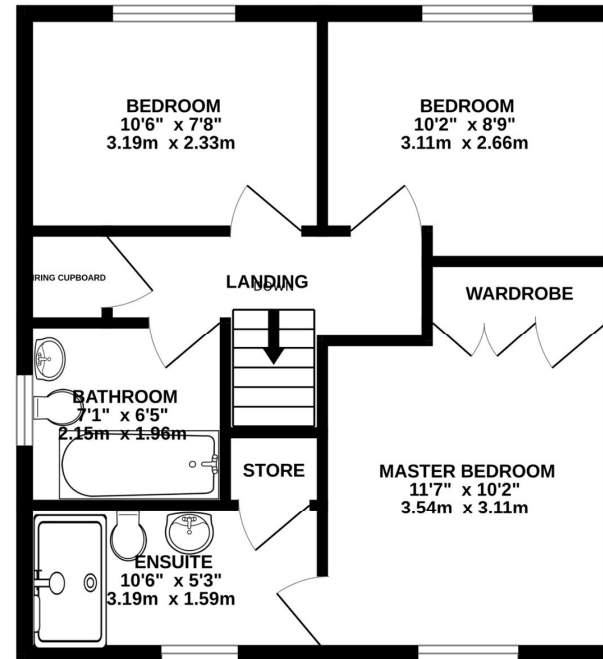
The services, systems and appliances listed in this specification have not been tested by Newton Fallowell and no guarantee as to their operating ability or their efficiency can be given. Anti-Money Laundering Regulations – Intending purchasers will be required to provide identification documents via 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  
543 sq.ft. (50.4 sq.m.) approx.



1ST FLOOR  
465 sq.ft. (43.2 sq.m.) approx.



TOTAL FLOOR AREA : 1008 sq.ft. (93.6 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.

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