



# HOPKINS & DAINTY

ESTATE AGENTS



## Wragg Close, Burton On Trent, DE13 9UY

**£399,995**

OPEN 7 DAYS A WEEK - HOPKINS & DAINTY of TICKNALL are pleased to offer THE BRAMBLE. A BRAND NEW HOME on the edge of Rolleston On Dove, near Burton.

The BRAMBLE is a two storey detached dormer bungalow, offering well appointed and spacious living accommodation, on a generous garden plot; with a side driveway. The accommodation comprises: Entrance hallway, rear kitchen/diner with integrated appliances (AEG oven & hob, Zanussi fridge/freezer)) and a patio door opening onto the garden. Spacious front lounge with a bay window. Rear Master bedroom and the main bathroom. On the first floor there are two further double bedrooms and a stylish second bathroom.

The property has an AIR SOURCE HEAT PUMP and UNDER FLOOR HEATING to the ground floor; along with double glazing. If you would like to see this home for yourself, feel free to let us know when you are available. We are open 7 days a week. Reservation fees apply.

Entrance Hallway

Kitchen/Diner 13'5" x 11'6" (4.11 x 3.51)



Lounge 14'9" x 9'10" (+bay) (4.52 x 3.00 (+bay))



Master Bedroom 15'1" x 9'4" (4.62 x 2.85)



Bathroom 9'4" x 6'2" (2.85 x 1.90)



First Floor Landing



Bedroom 2 14'7" x 11'3" > 10'0" (4.45 x 3.44 > 3.06)

Bedroom 3 14'7" x 11'0" > 9'5" (4.45 x 3.36 > 2.88)



Bathroom 6'11" x 6'2" (2.11 x 1.89)



Driveway



Rear Garden





### **Estate Management Fee**

We understand that this property is subject to an annual estate management fee of £397.37. We always recommend buyers to get their legal adviser to verify these details prior to exchange of contracts.

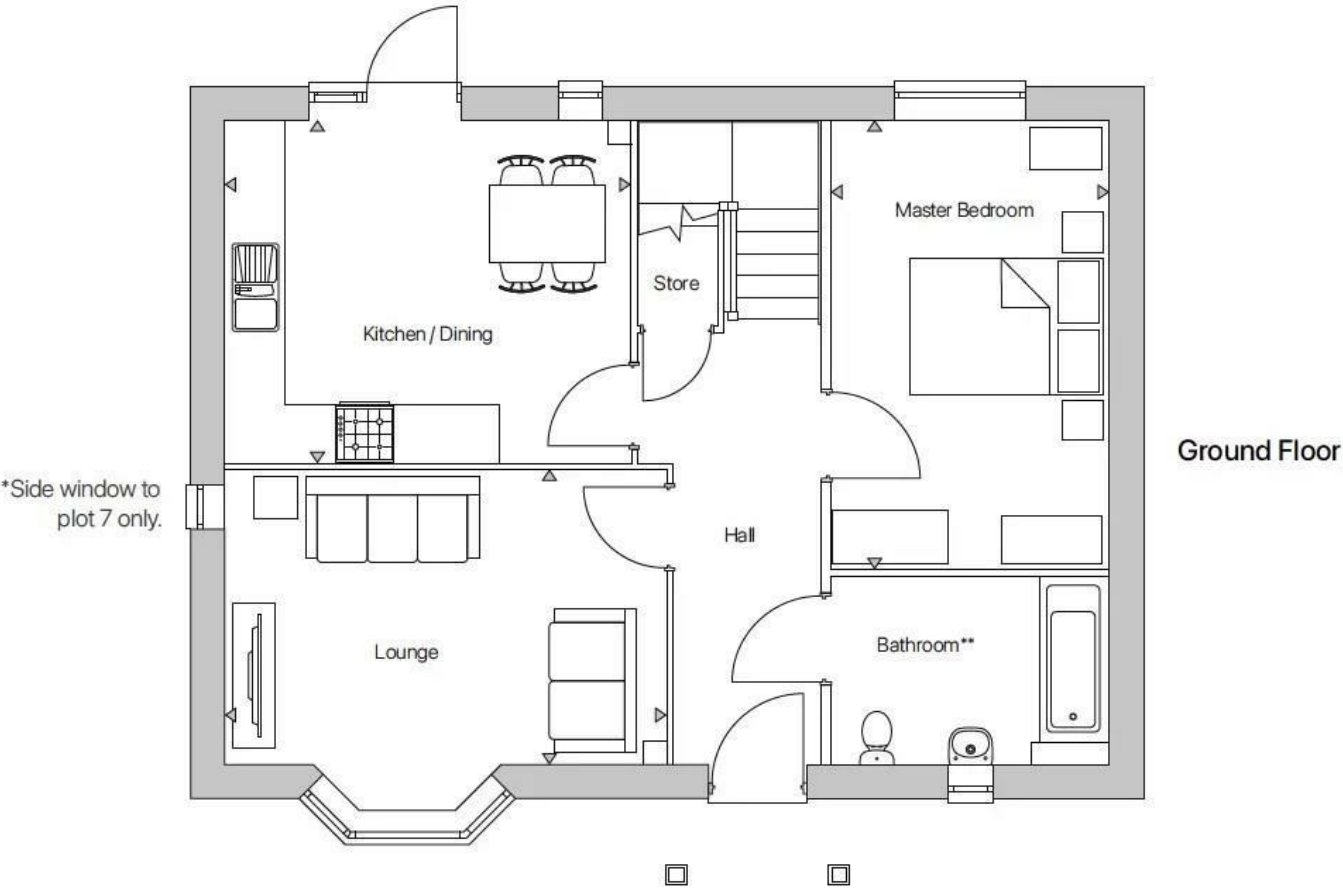
### **Draft Sales Details**

These sales details have been submitted to our clients and are awaiting approval by them - they are distributed on this basis and are subject to change.

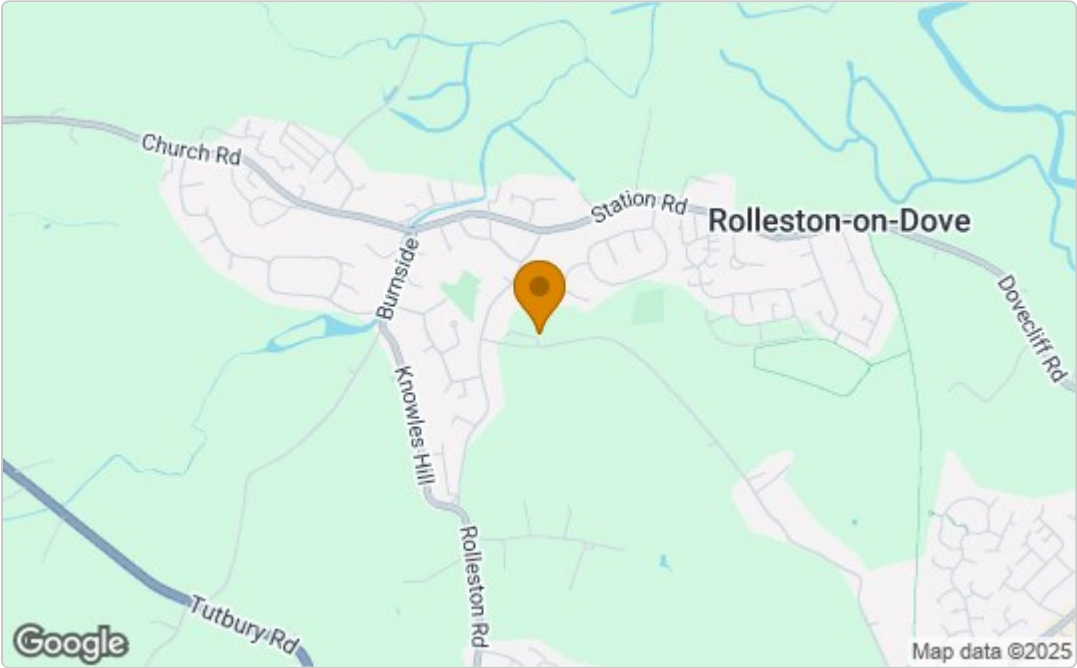
### **Important Information**

These sales details are produced in good faith with the approval of the vendors and are given as a guide only. If there is any point which is of specific importance to you, please check with us first, particularly if travelling some distance to view the property. Please note that we have not tested any of the appliances or systems at this property and cannot verify them to be in working order. Unless otherwise stated fitted items are excluded from the sale, such as carpets, curtains, light fittings and sheds. These sales details, the descriptions and the measurements therein do not form part of any contract and whilst every effort is made to ensure accuracy this cannot be guaranteed. Nothing in these details shall be deemed to be a statement that the property is in good structural condition or otherwise. Purchasers should satisfy themselves on such matters prior to purchase. Any areas, measurements or distances are given as a guide only. Photographs are taken with a wide angle digital camera. Nothing herein contained shall be a warranty or condition and neither the vendor or ourselves will be liable to the purchaser in respect of any mis-statement or misrepresentation made at or before the date hereof by the vendor, agents or otherwise. Any floor plan included is intended as a guide layout only. Dimensions are approximate. Do Not Scale.

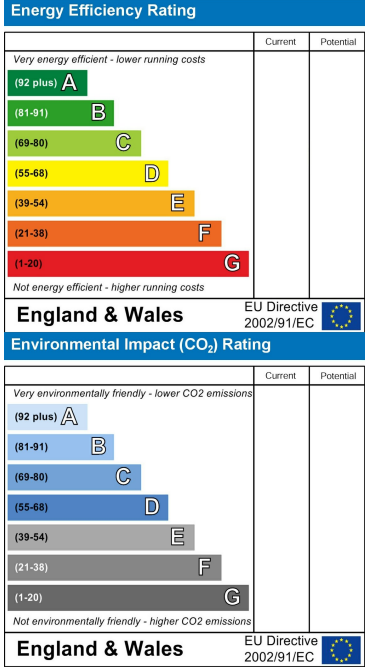
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.