



Manor Croft, Branston, Burton-on-Trent



£285,000



Key Features

- Brand New Semi Detached Home
- Select Development of Only 8 Houses
- Full NHBC Warranty
- Excellent Specification Throughout
- Landscaped Gardens
- Extensive Off Road Parking
- EPC rating TBC
- Freehold





Situated on this select development of only eight homes built by a quality local independent developer. This individual home is the only one of this design on the site & provides spacious three bedroomed accommodation and benefits from both super efficient air source heating, Upvc double glazing and provides internally accommodation which in brief comprises: -spacious entrance hall, guest cloak room, impressive front sitting room with dual aspect windows, stunning open plan dining kitchen with bi-fold doors opening out to the rear garden, on the first floor a landing leads to three well proportioned bedrooms, the master bedroom having a lovely beautifully appointed en-suite shower room and a family bathroom. Outside to the front is a block paved parking area for two vehicles, the property enjoys a corner plot with a lovely rear garden which has been landscaped with patio and lawned areas.

Accommodation In Detail

Open Canopied Entrance

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

Entrance Hall 3.86m x 1.82m (12'8" x 6'0")

having staircase rising to first floor, one central heating radiator and useful understairs storage area.

Guest Cloak Room 1.82m x 1.4m (6'0" x 4'7")

having low level wc and vanity wash basin.

Reception Room 2.98m x 5.44m (9'10" x 17'10")

having Upvc double glazed windows to front and side elevations and one central heating radiator.

Open Plan Dining Kitchen 3.13m x 5.44m (10'4" x 17'10")

having bi-fold doors opening out to the rear garden, Upvc double glazed windows to rear and side elevations, high quality units, polycarbonate sink and drainer, four ring induction hob

with oven under and extractor over and low intensity spotlights to ceiling integrated dishwasher.

On The First Floor

Landing

having access to loft via retractable ladder and airing cupboard incorporating pressurised hot water cylinder.

Master Bedroom 4.2m x 3m (13'10" x 9'10")

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

En-Suite 1.16m x 2.7m (3'10" x 8'11")

having obscure Upvc double glazed window to front elevation, over-sized shower enclosure, vanity wash basin and low level wc.

Bedroom Two 3.16m x 3.1m (10'5" x 10'2")

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

Bedroom Three

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

Bathroom

having suite comprising panelled bath, vanity wash basin, low level wc, heated ladder towel radiator, fitted extractor vent and obscure Upvc double glazed window to front 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.

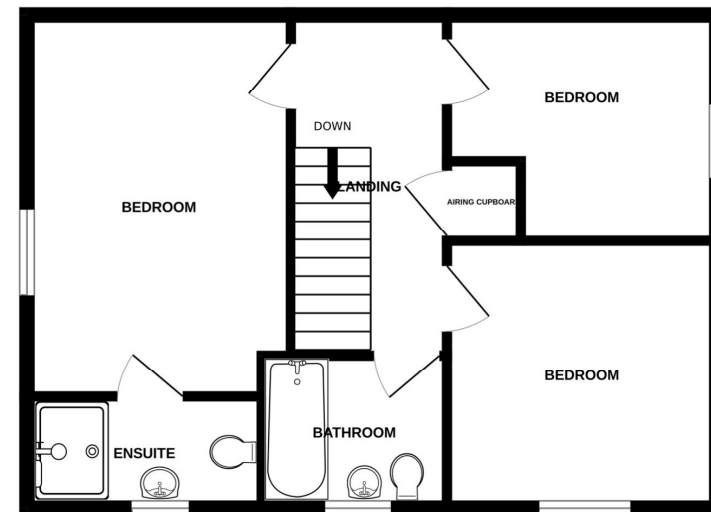
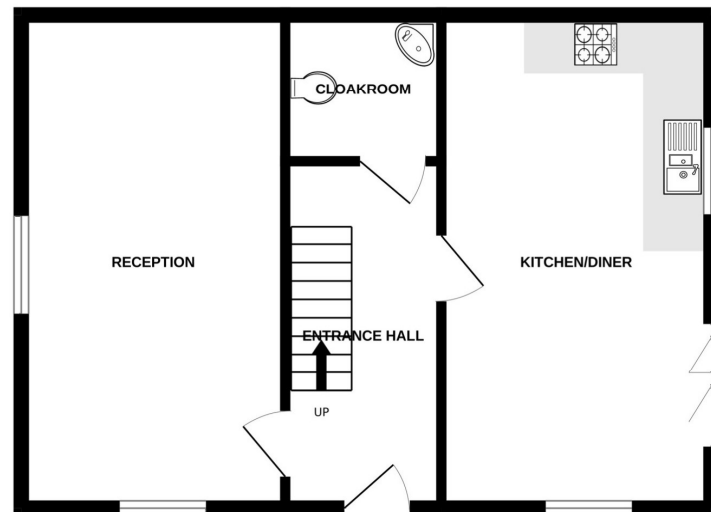
Note

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.



GROUND FLOOR
495 sq.ft. (46.0 sq.m.) approx.

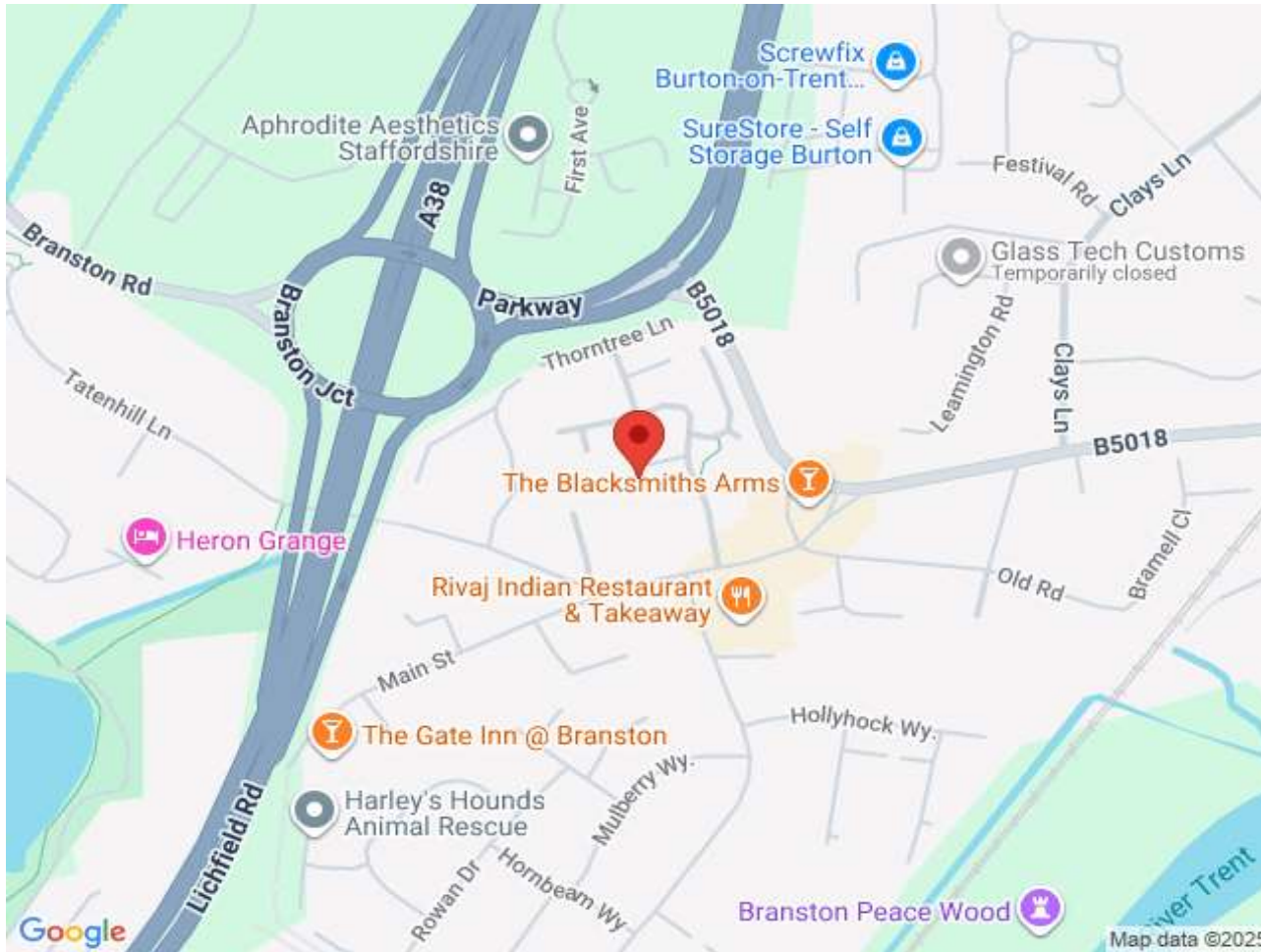
1ST FLOOR
495 sq.ft. (46.0 sq.m.) approx.



TOTAL FLOOR AREA : 990 sq.ft. (92.0 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs:		
(92+) A		97
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs:		
England & Wales		EU Directive 2002/91/EC
www.epc4u.com		

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.