

# Bramling Cross Road

Burton Upon Trent, Staffordshire, DE14 1DH

John German





# Bramling Cross Road

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Offers over £405,000



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 ensuites & a lovely bathroom set on a choice plot with double garage.

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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](http://www.gov.uk/government/organisations/environment-agency)

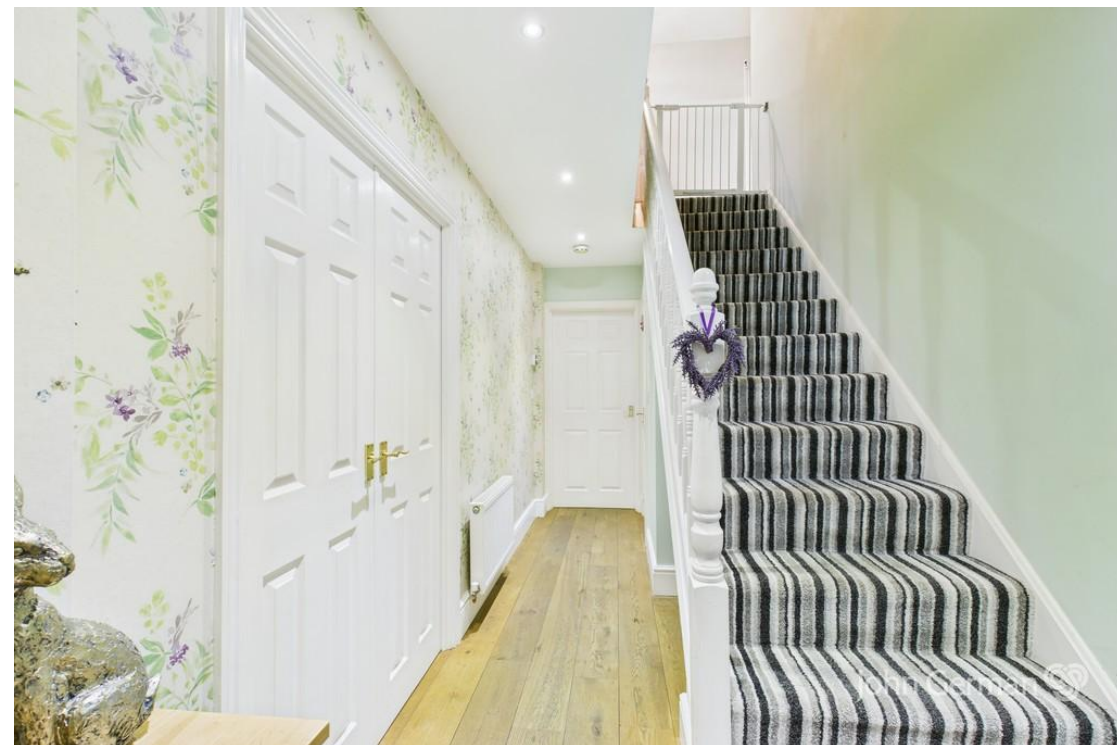
**Our Ref:** JGA03022026

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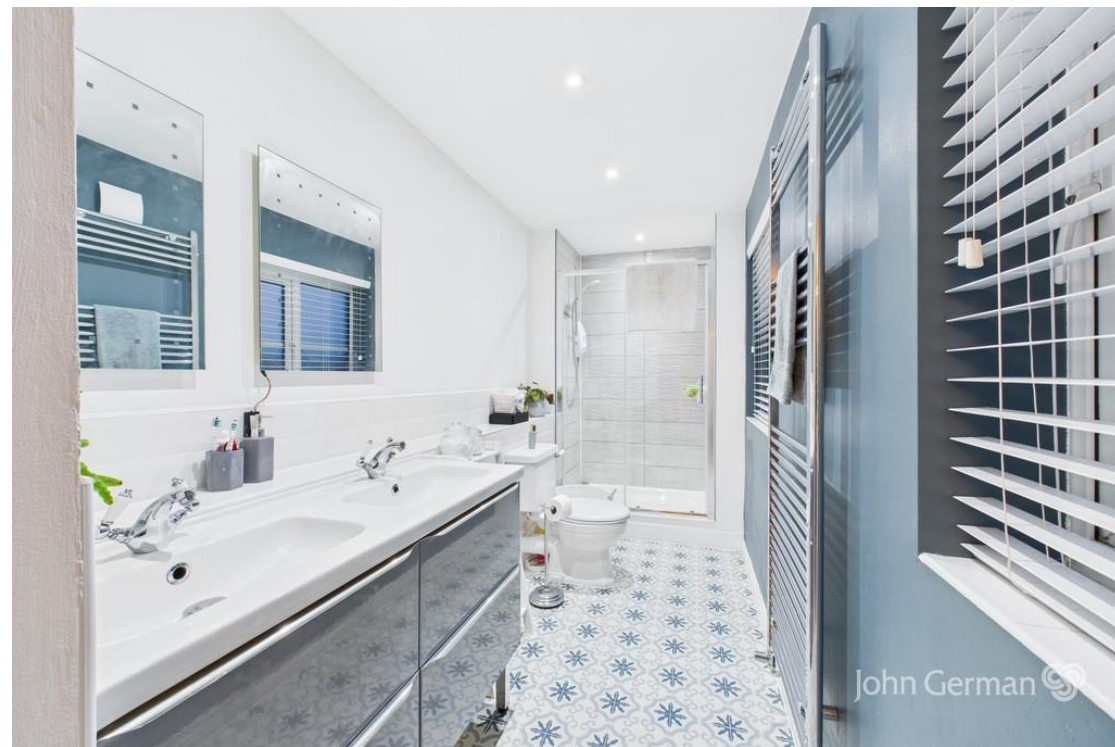


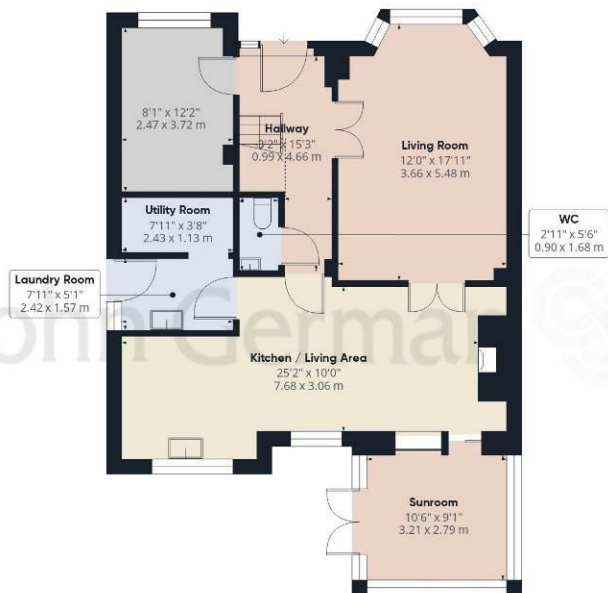






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Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

**Approximate total area<sup>(1)</sup>**

1707 ft<sup>2</sup>  
158.5 m<sup>2</sup>

**Reduced headroom**

12 ft<sup>2</sup>  
1.1 m<sup>2</sup>

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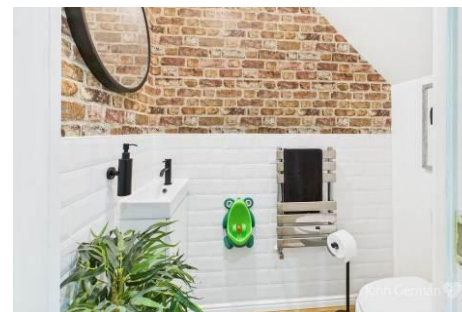
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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 82 B      |
| 69-80 | C             | 71 C    |           |
| 55-68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



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