



Burton Road , Branston,
Burton-on-Trent



3



1



2

£300,000



Key Features

- Impressive Detached Home
- Great Potential
- Highly Regarded Location
- Fabulous Grounds & Gardens
- Sweeping Driveway
- Detached Garage To Rear
- EPC rating F
- Freehold





Situated on the ever popular Burton Road this lovely traditional home offers great potential. The property stands upon a generous garden plot and only by a detailed internal inspection can the overall potential be fully appreciated. In brief the accommodation comprises:- entrance hall, large through lounge diner, fabulous conservatory/garden room with small utility/guest cloaks off, well fitted quality kitchen and on the first floor a landing leads to three well proportioned bedrooms and bathroom. Outside the property is set back front the road behind a deep fore garden, a driveway leads to a detached garage to the rear and the rear garden is of substantial proportions and offers great privacy and seclusion.

Accommodation In Detail

Double entrance doors leading to:

Entrance Porch

having Terrazzo tiling to floor and hardwood half glazed entrance door with glazed lights to either side opening into:

Entrance Hall 3.7m x 1.95m (12'1" x 6'5")

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

Lounge Diner

6.9m extending to 7.4m into bay x 3.4m extending to 3.9m having double glazed hardwood bay window to front elevation, two central heating radiators, feature oak fireplace with marble backplate and hearth together with inset living flame gas fire, coving to ceiling and double glazed sliding patio doors opening into:

Garden Room/Conservatory 4.66m x 3.43m (15'4" x 11'4")

having tri-polycarbonate roof, two central heating radiators, ceramic tiling to floor, fitted skylights, hardwood double glazed window lights with various top openers and French doors opening out to the side patio.

Guest Cloaks/Utility

having plumbing for washing machine, low level wc, wall mounted wash basin, one central heating radiator, fitted gas fired boiler, obscure double glazed window to rear elevation and fitted extractor vent.

Kitchen 4.96m x 2.33m (16'4" x 7'7")

having a lovely array of cream fronted base and eye level units with complementary working surfaces, range of integrated appliances including fridge/freezer and dishwasher, electric fan oven, induction hob, fitted extractor, Franke stainless steel sink and draining unit, Upvc double glazed windows to side and rear elevations, vertical central heating radiator, coving to ceiling and useful understairs storage cupboard with obscure double glazed window to side elevation.

On The First Floor

Landing

having obscure double glazed window to side elevation, access to loft, coving to ceiling and airing cupboard incorporating lagged hot water cylinder.

Master Bedroom

3.9m x 3.3m extending to 4.05m into bay

having hardwood double glazed bay window to front elevation, one central heating radiator and coving to ceiling.

Bedroom Two 3.2m x 3.5m (10'6" x 11'6")

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





Bedroom Three 2.43m x 1.95m (8'0" x 6'5")

having double glazed window to front elevation and useful overstairs store with fitted shelving.

Bathroom 2.71m x 1.7m (8'11" x 5'7")

having panelled bath, vanity wash basin, low level wc, one double central heating radiator, coving to ceiling, Dimplex fan heater and full tiling to three walls.

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.

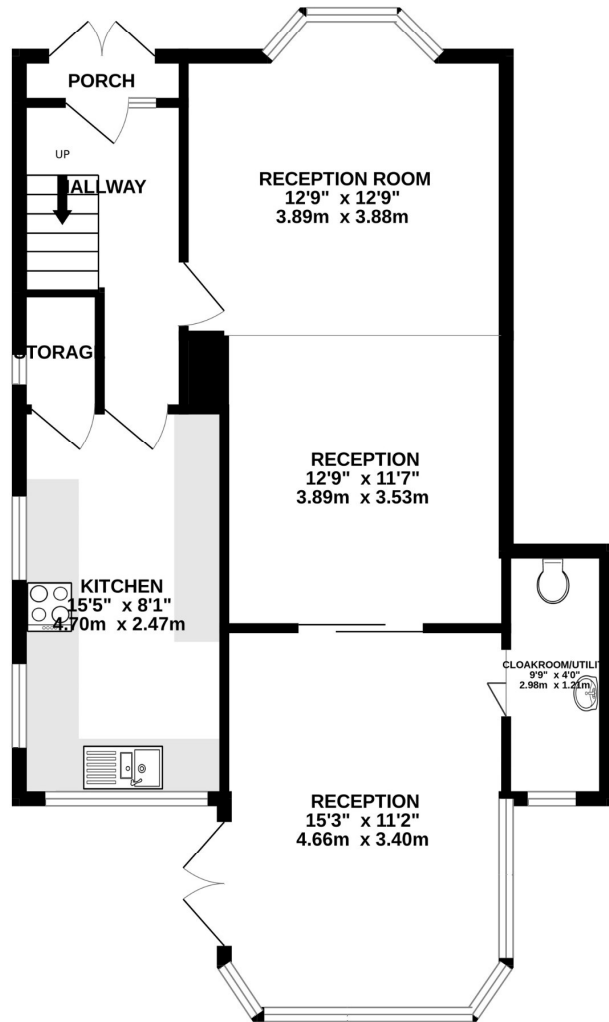
Note

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.

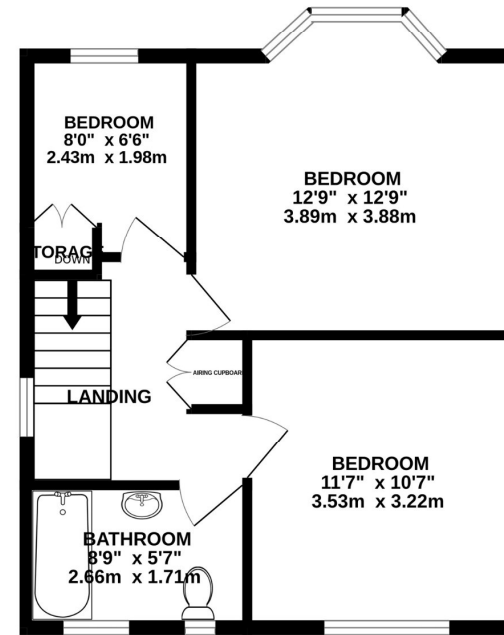




GROUND FLOOR
702 sq.ft. (65.2 sq.m.) approx.

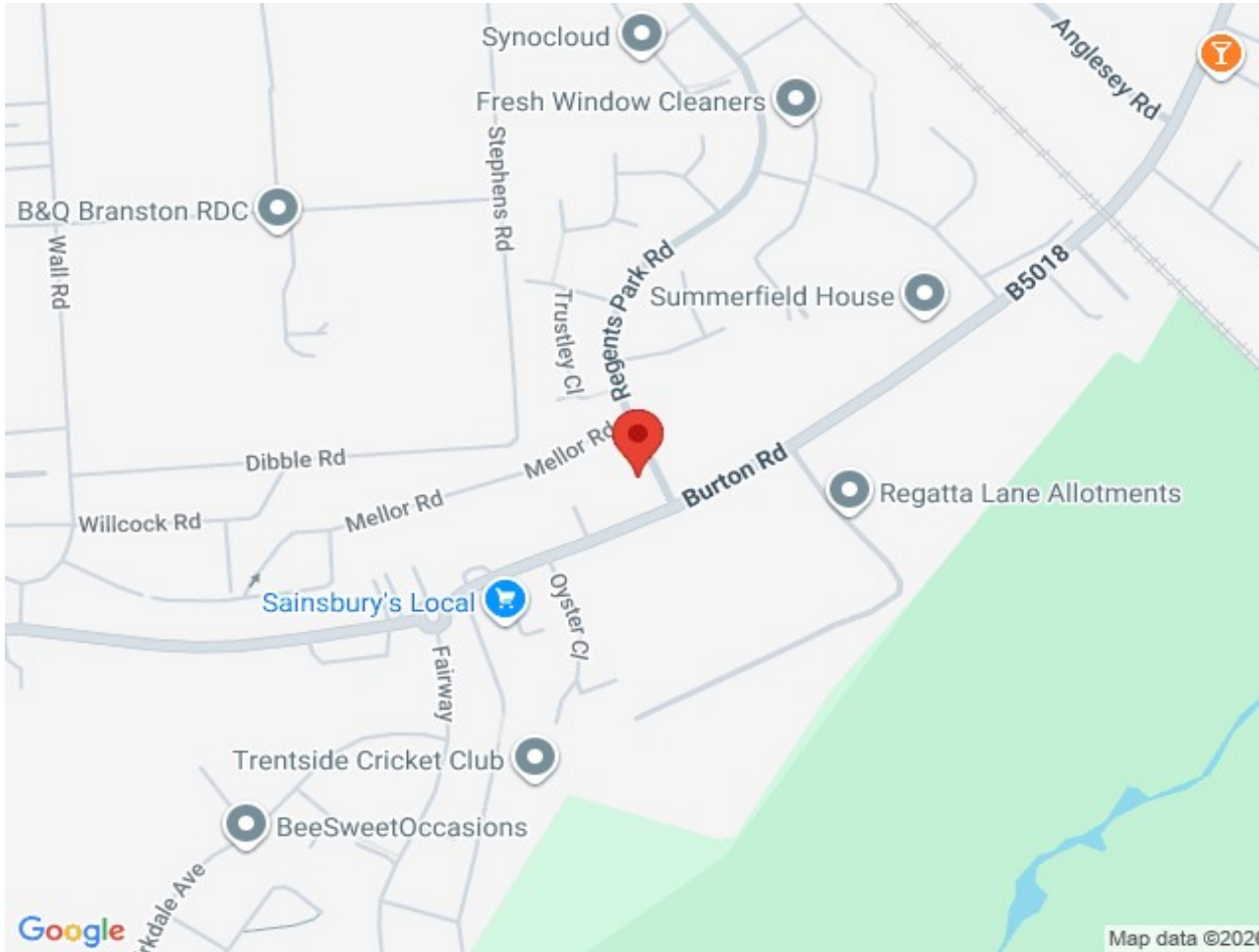


1ST FLOOR
445 sq.ft. (41.4 sq.m.) approx.



TOTAL FLOOR AREA: 1147 sq.ft. (106.6 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D		
39-54	E		
21-38	F	37 F	
1-20	G		

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