

# Bramling Cross Road

Burton Upon Trent, Staffordshire, DE14 1DH

John   
German





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£416,500

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.

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 enSuites.

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)

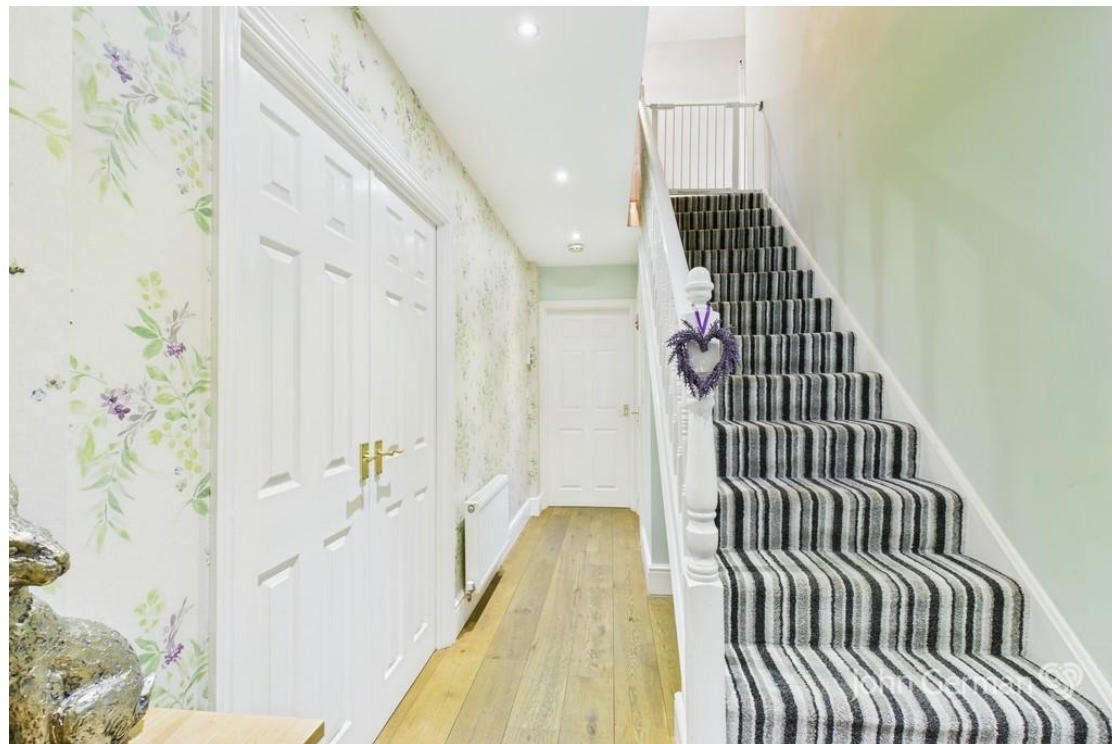
**Our Ref:** JGA03022026

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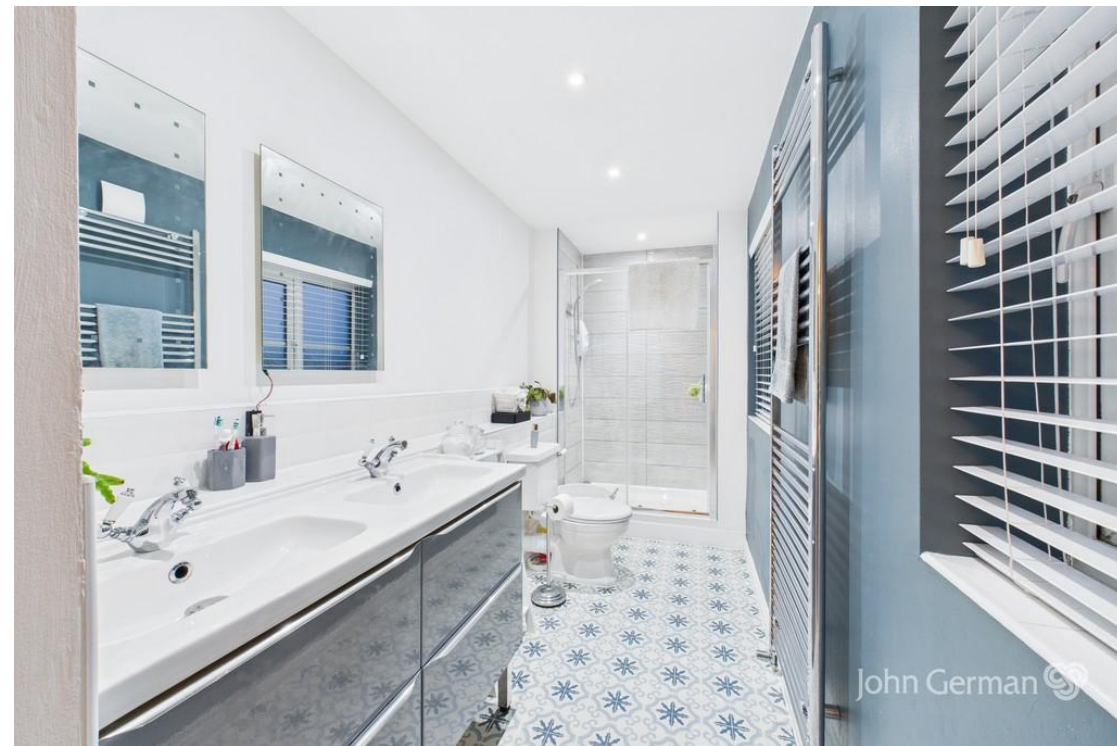


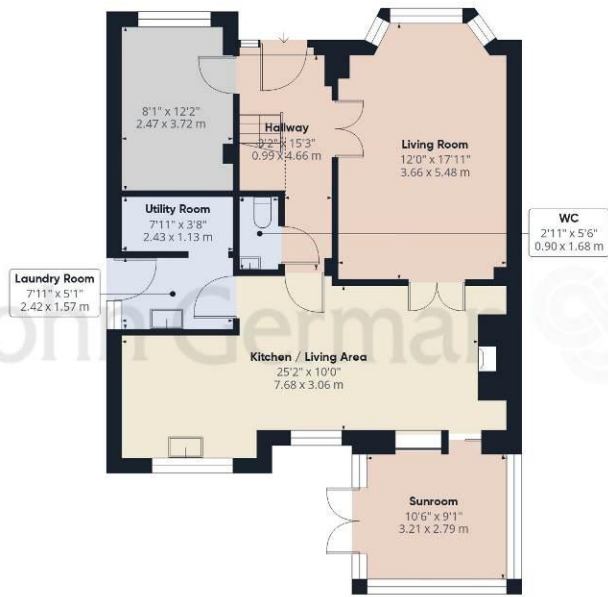






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Ground Floor Building 1



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.

GIRAFFE360



### Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

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**Conveyancing Services** - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

**Survey Services** - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

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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