



Sedgefield Road, Branston,  
Burton-on-Trent



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Guide price £340,000



## Key Features

- Beautifully Presented Throughout
- Detached Family Home
- Four Well Proportioned Bedrooms
- En Suite
- Garage
- Mature Landscaped Rear Garden
- EPC rating C
- Freehold





Newton Fallowell are delighted to present to the market this beautifully presented family home set on the ever popular Regents Park Development. Offering spacious living throughout this detached property benefits from upvc double glazing and gas central heating and comprises of in brief:- entrance hall, reception room, dining room, conservatory, breakfast kitchen, utility room and wc. First floor provides four well proportioned bedrooms with en suite off the master and a family bathroom. Outside there is a drive providing ample off road parking with single integral garage with a front garden and side access leading to a stunningly mature landscaped rear garden.

#### Accommodation in Detail

##### Entrance Hall 1.2m x 5.8m (3.9ft x 19ft)

with wall mounted radiator, storage cupboard off & staircase rising to first floor

##### Front Reception Room 3.5m x 5.9m (11.5ft x 19.4ft)

with Upvc double glazed bay window to front elevation, two wall mounted central heating radiators, feature fireplace with inset gas fire

##### Dining Room 2.8m x 3.1m (9.2ft x 10.2ft)

with wall mounted radiator, Upvc double glazed doors opening into conservatory

##### Conservatory 3.3m x 2.8m (10.8ft x 9.2ft)

having Upvc double glazed window openings & doors leading into the rear garden, fitted air conditioning unit

##### Breakfast Kitchen 2.6m x 4.3m (8.5ft x 14.1ft)

with a good array of fitted wall & eye level units with complimentary work surfaces over, Upvc double glazed window to rear elevation, integrated electric fan assisted oven with four ring gas hob & stainless steel extractor over, stainless steel sink & draining unit with stainless steel mixer taps over

##### Utility Room 2.9m x 1.5m (9.5ft x 4.9ft)

with fitted base units, integrated dishwasher, plumbing for automatic washing machine, fitted sink & draining unit, fitted wall mounted combination boiler, wall mounted radiator, door to rear patio

##### Guest Cloak Room

with low level w.c, wash hand basin, obscure Upvc double glazed window to side & one wall mounted central heating radiator

#### On the First Floor

##### Landing 2.7m x 1.7m (8.9ft x 5.6ft)

having Upvc double glazed window to side elevation, wall mounted central heating radiator & airing cupboard with radiator

##### Master Bedroom 4.6m x 3.5m (15.1ft x 11.5ft)

having Upvc double glazed window to front elevation, built in range of fitted wardrobes & wall mounted central heating radiator

##### Ensuite

with three piece suite comprising, low level w.c, wash hand basin & shower cubicle, heated towel radiator & obscure Upvc double glazed window to side

##### Bedroom Two 3.3m x 3.3m (10.8ft x 10.8ft)

having Upvc double glazed window to front elevation, built in range of fitted wardrobes & wall mounted central heating radiator





### Bedroom Three 3.1m x 3m (10.2ft x 9.8ft)

having Upvc double glazed window to rear elevation, built in range of fitted wardrobes & wall mounted central heating radiator

### Bedroom Four 2.5m x 3.9m (8.2ft x 12.8ft)

having Upvc double glazed window to rear elevation & wall mounted central heating radiator

### Bathroom

with fitted white suite comprising low level w.c, panel bath, wash hand basin, heated towel radiator & obscure Upvc double glazed window to rear

### Outside

There is a landscaped fore garden with a mixture of shrubs & trees together with shaped lawn. The driveway provides ample off road parking & leads to a garage

### Garage

with up & over door, electric light & power & side access

### Rear Garden

A private enclosed rear garden has been beautifully landscaped with a large array of mature shrubs & trees. There are multiple seating areas & the garden is well screened

### 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

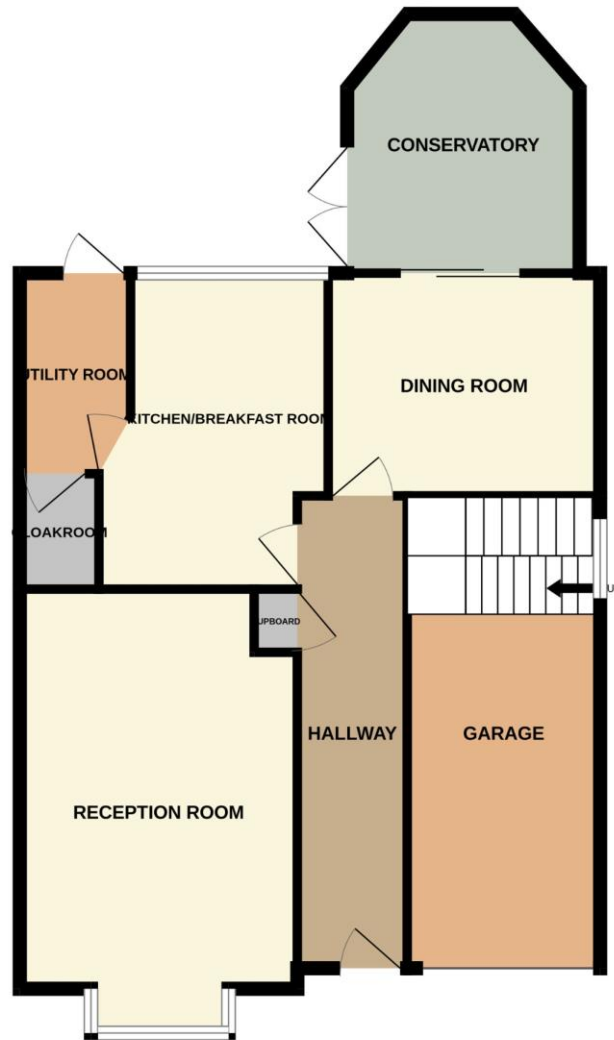
Freehold - with vacant possession upon completion. Newton Fallowell recommend that purchasers satisfy themselves as to the tenure of the property and we would recommend that they consult a legal representative such as a Solicitor appointed in their purchase.







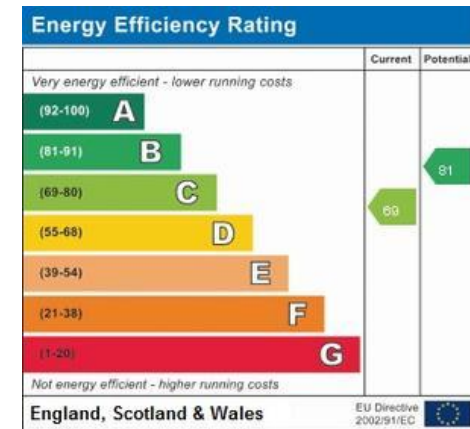
GROUND FLOOR



1ST FLOOR



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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