

Sedgefield Road

Branston, Burton-on-Trent, DE14 3GN



A fantastic modern detached property superbly presented throughout, with three bedrooms and good sized gardens, well placed for the A38 and A50. Offered to the market with no upward chain.

£194,950

John German

John German are delighted to offer for sale this cracking modern detached property decorated in neutral tones and on the popular Regents Park development. With excellent access to the A38 and A50 beyond; there are shops, Branston golf club and schools for all ages close by, and it is just a short drive to Burton town centre.

Set behind a driveway which leads to the garage and block paved frontage, a double-glazed entrance door opens into the entrance hall with doors leading off and stairs to the first floor.

A guest WC is fitted with a two-piece suite.

The lounge has a feature fireplace and living flame gas fire, double glazed bay window to the front and a wide arch opening in to the separate dining room.

The dining room has French Doors into the double-glazed conservatory with views over the rear gardens, and door to the kitchen.

The L shaped fitted breakfast kitchen is equipped with a range of base and eye level units with roll edge work surfaces, sink and drainer unit and integral appliances to include; five ring gas hob, extractor hood, electric oven and space for further appliances. There is a useful under stairs storage cupboard, and a utility area on the far side with space for a tumble dryer and washing machine. Door out to the rear gardens and a useful internal door into the integral single garage.

To the first floor the landing has an airing cupboard and doors leading off.

The master bedroom is a generous double with two double glazed windows to the front elevation and a built-in wardrobe with mirrored sliding doors.

There are two further bedrooms which have views to the rear.

The bathroom is fitted with a white suite comprising; bath with shower over, WC and wash hand basin, with a window to the side.

To the rear there is a paved patio area, with lawn and barked children's play area, a timber shed and side access via a gate.

The property is sold with the advantage of no upward chain, please contact John German to arrange a viewing.

Tenure; Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

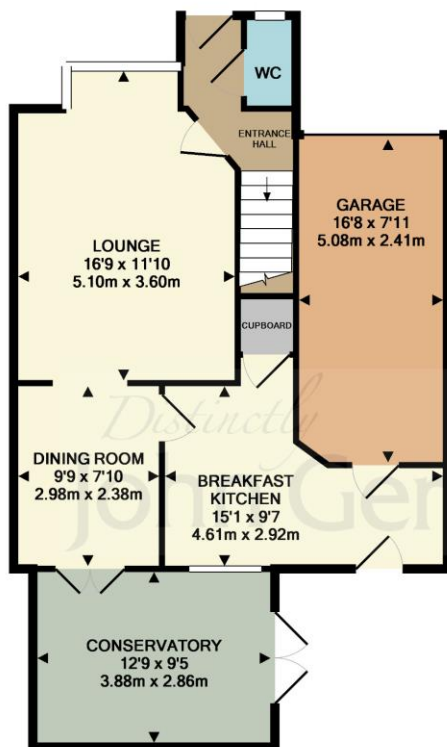
Services; Mains water, drainage, electricity and gas are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

Useful Websites

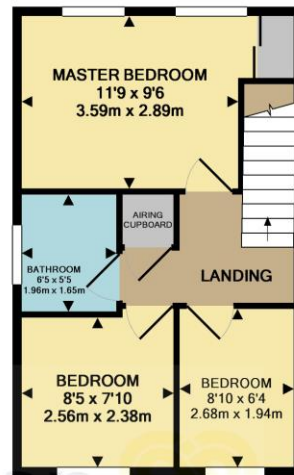
www.environment-agency.co.uk

<http://www.eaststaffsbc.gov.uk/planning>

Ref: JGA241116



GROUND FLOOR



1ST FLOOR


Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Floor Plan Clause

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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	61	70
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

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NATIONAL ASSOCIATION OF ESTATE AGENTS

 Ombudsman
Services
Resolving Consumer Disputes

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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.

Measurements

Please note that our rooms sizes are now quoted in metres on a wall to wall basis. The imperial equivalent (included in brackets) is only intended as an approximate guide.

Ashbourne | Ashby de la Zouch | Barton under Needwood
Burton upon Trent | East Leake | Lichfield | Loughborough
Stafford | Uttoxeter | The London Office

JohnGerman.co.uk Sales and Lettings Agent