

Sedgefield Road

Branston, Burton-on-Trent, DE14 3GN



Standing on a superb and good sized plot is this fantastic modern home that would be an ideal first time buy or investment within easy reach of local amenities, Branston Golf Club and the A38.

NO UPWARD CHAIN

£175,000

John German 

Located on the popular Regents Park development is this superb modern semi detached home standing on a good sized garden plot. Situated a short distance from Burton town centre, schools for all ages are closeby together with a Sainsburys Local, Branston Golf Club and the A38 linking the A50.

Step inside the hall where stairs rise to the first floor and a door opens to the light and spacious lounge with wood effect flooring, an under stairs cupboard and a front facing window. A door opens to the dining kitchen that extends across the rear of the property fitted with a range of base and eye level units with contrasting work surfaces over and complementary tiled splash backs. There is an integrated oven, hob and extractor fan plus space for further appliances. There is space for dining furniture, a rear facing window plus a door out to the rear garden.

The first floor landing has a loft hatch and an airing cupboard housing the wall mounted gas central heating boiler. There are two first floor bedrooms, the front facing master has a fitted wardrobe while bedroom two overlooks the rear.

Completing the first floor is the bathroom fitted with a white three-piece suite, part panelling to the walls and a chrome towel ladder radiator.

The rear garden is a lovely asset to the property having a wide paved patio with lawn beyond bordered by a paved path and slate chippings to the top of the garden. Side gated access leads to the side driveway providing parking with an adjacent lawned foregarden.

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.eaststaffsbc.gov.uk

www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/06012023

Local Authority/Tax Band: East Staffordshire Borough Council / Tax Band B







Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Ombudsman

 (tsj)
APPROVED CODE
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Agents' Notes

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