

Epsom Close

Branston, Burton-on-Trent, DE14 3GA



Enjoying a delightful cul-de-sac position, this superb link-detached property offers spacious accommodation with driveway providing off street parking, garage and fantastic conservatory to the rear.

Guide Price £240,000



John German 

Entering, the spacious hallway has doors off to the various downstairs rooms as well as stairs rising to the first floor. The downstairs cloakroom is appointed with a WC and hand wash basin, with double glazed window to the front aspect.

Opposite, the lounge is tastefully decorated, featuring a double glazed window to the front aspect, feature gas fire and surround, and double patio doors leading through into the conservatory – which enjoys underfloor heating and views out into the rear garden.

The kitchen is appointed with a range of both eye level and base units with work surfaces over incorporating a sink with drainer unit, tiled splashbacks, oven, gas hob with extractor overhead and doors to both the conservatory and dining room, which has tiled floor and double glazed window to the front aspect.

Upstairs, the landing has loft access, double glazed window and doors to the three well-proportioned bedrooms, airing cupboard and family bathroom.

Bedroom one is an impressive double, with double glazed window and access through into the tiled en-suite shower room, comprising enclosed shower cubicle, low level WC and hand wash basin with vanity unit.

Also a double, the second bedroom features a double glazed window to the rear aspect, and is located adjacent to the family bathroom, which is part tiled and appointed with a suite comprising bath with mixer tap and shower attachment, low level WC, pedestal hand wash basin and heated towel radiator.

Completing the accommodation is the third bedroom, which is currently utilised as a good sized single, with double glazed window enjoying views to the rear elevation.

Outside, the property enjoys a low maintenance rear garden, with block paved patio and artificial lawn with decked area to the area. A side access door leads into the single garage, which has up and over door to the front. Off street parking is provided by a driveway to the side of the property, with gated access into the rear garden.

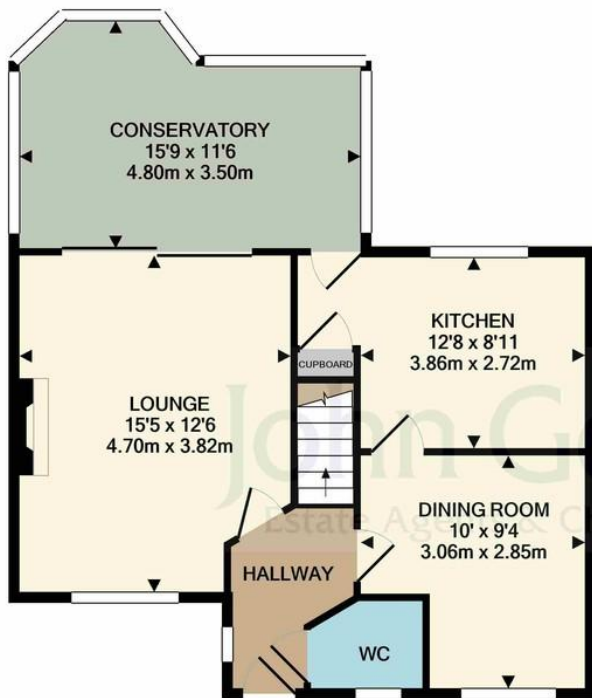
Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

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.

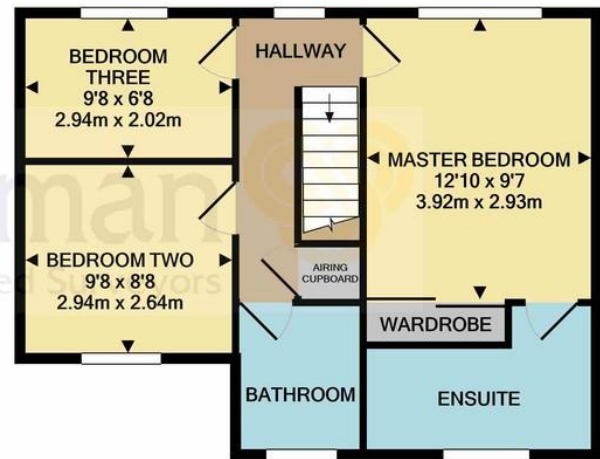
Useful Websites: www.environment-agency.co.uk

Our Ref: JGA/13102020

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



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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



John German
129 New Street, Burton-On-Trent, Staffordshire, DE14
3QW

01283 512244
burton@johngerman.co.uk

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