

SCARGILL MANN & CO.

CHARTERED SURVEYORS | ESTATE AGENTS | AUCTIONEERS | RESIDENTIAL LETTING AGENTS

39 Sedgefield Road

Branston, Burton Upon Trent, Staffordshire DE14 3GN



Set on the popular Regents Park, is this attractively presented two-bedroom end-town house benefitting from upgraded kitchen and shower room, ample driveway and a good size rear garden.

- Attractively presented throughout • Gas centrally heated and double glazed
 - Lounge and modern fitted dining kitchen
 - Two bedrooms and modern fitted shower room
- Lovely plot with good size rear garden • Ample parking
 - **VIEWING ESSENTIAL** •

Price £169,950



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GENERAL INFORMATION

THE PROPERTY

Set within the popular Regents Park development is this attractively presented two-bedroom end-town house residence. New kitchen and shower room have been fitted by the current vendor creating an updated modern home for a professional couple, first time buyer or investor.

The gas centrally heated and double-glazed accommodation includes an entrance hallway with stairs off to the first floor, lounge, superbly presented dining kitchen with door out to the rear garden, and to the first floor are two bedrooms, one with built-in wardrobe, and a smart shower room.

Outside, to the front is a good size lawn with adjacent block paved driveway allowing for ample parking. A gate leads down the side of the property and opens into the fully enclosed rear garden with block paved patio, further gravelled patio, ample lawn, and space for shed.

LOCATION

Sedgefield Road in Branston is well placed for local amenities including doctors, dentist, supermarkets, restaurants, cafés and public inns all close by. The town centre of Burton upon Trent is just a short drive away where a complete range of services are available. For the commuter there is easy access to the A38 for further onwards travel.

ACCOMMODATION

FRONT ENTRANCE DOOR

Provides access to:

HALLWAY 1.2m x 1.33m (3'11" x 4'4")

With stairs to first floor landing, radiator, ceiling light point and door to:

LOUNGE 3.03m x 4.15m (9'11" x 13'7")

With timber fire surround having marble effect inset and hearth, window to front aspect, wood effect flooring, radiator, ceiling light point and coving to ceiling. Useful under-stairs storage cupboard and glazed door to:

ATTRACTIVELY FITTED DINING KITCHEN 3.97m x 2.42m (13'0" x 7'11")

Fitted with a range of base cupboards and drawer units with matching wall mounted cabinets over. Worktops with matching up-stands are inset with a four ring gas hob with extractor hood over, plus a stainless steel sink and side drainer with mixer tap over. Integrated appliances include an oven and a fridge/freezer. Plumbing and space for washing machine, There is ample space for table and chairs, radiator, ceiling light point, window overlooking the rear garden and a door giving access to the same.

FIRST FLOOR ACCOMMODATION

LANDING

Having loft access point, ceiling light point, storage cupboard and doors leading off.



BEDROOM ONE 3.03m x 2.88m (9'11" x 9'5")

With two windows to front aspect, radiator, ceiling light point and built-in wardrobe providing hanging space and shelving with sliding mirrored doors.

BEDROOM TWO 1.91m x 3.21m max (6'3" x 10'6" max)

With window to rear aspect, radiator and ceiling light point.

SUPERBLY APPOINTED SHOWER ROOM 1.66m x 1.98m (5'5" x 6'6")

Fitted with a unit incorporating w.c and wash hand basin with storage cupboard beneath, large fully tiled shower enclosure with dual-head shower and glazed sliding doors. Attractive tiled surrounds, obscure window to the rear aspect, radiator and ceiling light point.

OUTSIDE AND GARDENS

The property sits back from the road behind a good size block paved driveway providing ample parking with adjacent lawn.

A gate leads to the fully enclosed rear garden with block paved patio area and pathway, lawns, space for shed and a further gravelled patio to the rear.

TENURE

Our client advises us that the property is freehold. Should you proceed with the purchase of this property this must be verified by your solicitor.

COUNCIL TAX BAND

East Staffordshire Borough Council - Band B

AGENTS NOTE

Scargill Mann & Co would like to inform all potential parties that the vendor of this property is related to employees of this agency.

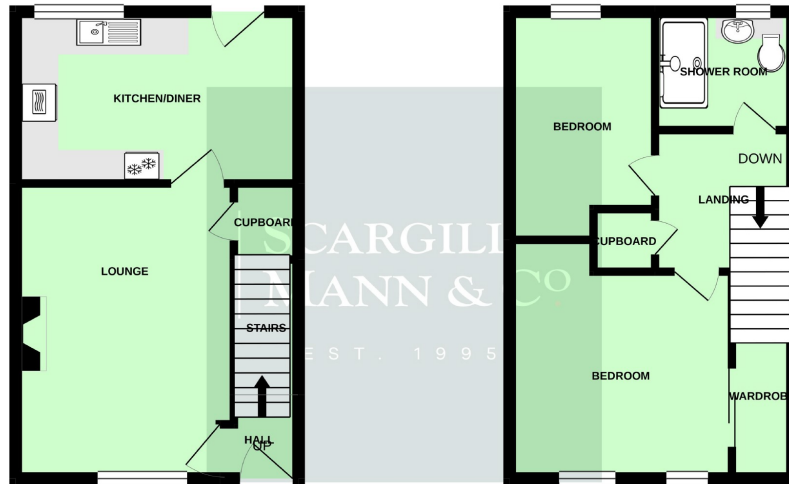
VIEWING

Strictly by appointment through Scargill Mann & Co - Burton office (ACB/DLW August 2021)/DRAFT



GROUND FLOOR
283 sq.ft. (26.3 sq.m.) approx.

1ST FLOOR
287 sq.ft. (26.7 sq.m.) approx.



TOTAL FLOOR AREA - 570 sq.ft. (52.9 sq.m.) approx.

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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CONDITIONS OF SALE

*These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of a contract. All measurements are estimates. All electrical and gas appliances included in these particulars have not been tested. We would strongly recommend that any intending purchaser should arrange for them to be tested by an independent expert prior to purchasing.
No warranty or guarantee is given nor implied against any fixtures and fittings included in these sales particulars.*

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