



51 Thorntree Lane
Branston
Burton Upon Trent
Staffordshire
DE14 3FU

£210,000

- Well presented throughout
- Double glazed and gas centrally heated
- Entrance hall and guest cloakroom
- Sitting room
- Fitted breakfast kitchen
- Master bedroom with fitted wardrobes and en-suite
- Two further bedrooms
- Family bathroom
- Off street parking to front
- Low maintenance rear garden

SCARGILL
MANN & CO

EST. 1995

GENERAL INFORMATION

THE PROPERTY

An internal inspection is highly recommended of this light and spacious three bedroom semi-detached home, the well-presented living accommodation has the added benefits of gas fired central heating and sealed unit double glazing throughout. The accommodation briefly comprises entrance hall, guest cloakroom, open plan living/dining room, well appointed breakfast kitchen, master bedroom with fitted wardrobes and luxury en-suite shower room, second double bedroom with built-in wardrobes, third bedroom, and a well appointed family bathroom.

Outside, directly to the rear of the property is an enclosed, low maintenance garden. To the front is a block paved double width driveway providing off street car standing.

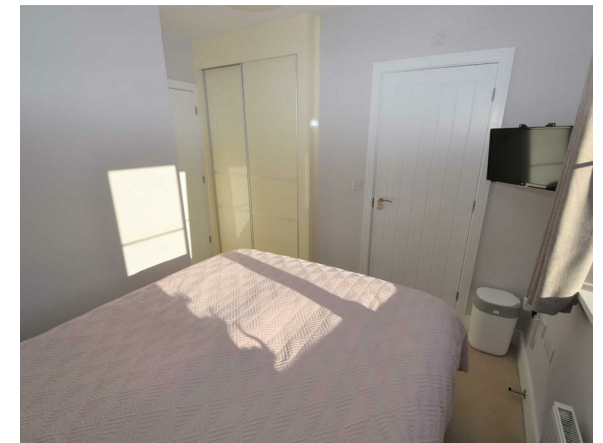
LOCATION

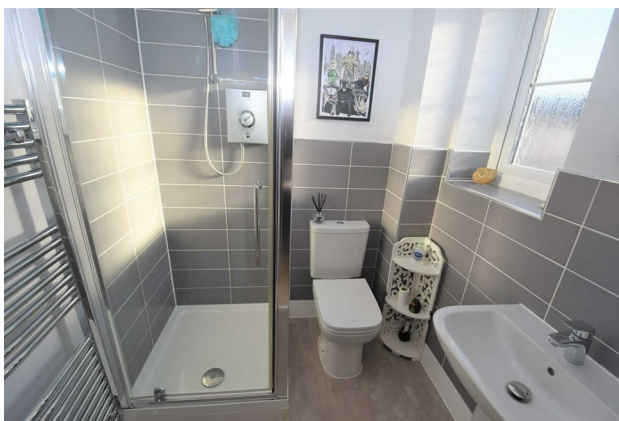
Thorntree Lane sits off Main Street in old Branston village. The area is well served with local amenities that include a Co-op, restaurant, café, eateries, Birds Confectioners, doctors and schooling at all ages. There are ample walks along the washlands and Branston water park. There is good access via the A38 for further onwards travel to Derby, Birmingham, Lichfield and Tamworth.

ACCOMMODATION

FRONT ENTRANCE DOOR

Provides access to:





ENTRANCE HALL

With attractive woodgrain effect flooring, stairs to first floor, central heating radiator, under-stairs storage cupboard and door to:

GUEST CLOAKROOM

With continuation of the woodgrain effect flooring, low flush w.c., pedestal wash hand basin with complementary ceramic wall tiling. Central heating radiator, extractor fan, and obscure double glazed window to side.

SITTING ROOM

15'4" x 10'10"

With feature woodgrain effect flooring, central heating radiator, TV aerial point, telephone jack-point, sealed unit double glazed double doors with integral blinds giving access to the rear garden and patio.

BREAKFAST KITCHEN

11'0" x 8'8" extending 10'0"

With woodgrain effect flooring and a range of fitted base cupboards and drawer units with complementary wall mounted cabinets over. Roll edge woodgrain effect laminated preparation surfaces with matching up-stands, inset one and a half basin stainless steel sink unit with mixer tap over, plus built-in four ring gas hob with stainless steel splash-back and extractor hood over having variable speed fan and lighting. Integrated fan assisted double oven. Plumbing suitable for an automatic washing machine and space for a fridge/freezer. Cupboard housing the gas combination boiler which services the hot water system. Complementary ceramic tiled splash backs, central heating radiator and uPVC double glazed window with integral blinds to front.



FIRST FLOOR ACCOMMODATION

LANDING

With central heating radiator and doors leading off.

MASTER BEDROOM

9'11" x 8'3"

Having built-in wardrobes, central heating radiator, TV aerial point, telephone jack-point, and uPVC double glazed windows to front. Door to:

EN-SUITE

Fitted with a suite comprising cubicle with electric shower, low flush w.c., and pedestal wash hand basin. Obscure double glazed window to front.

BEDROOM TWO

10'5" x 9'1"

Please note the former measurement is taken into the fitted wardrobes.

Having central heating radiator and uPVC double glazed window to rear.

BEDROOM THREE

11'1" x 6'3"

Having central heating radiator and uPVC double glazed window with integral blinds to rear.

FAMILY BATHROOM

With full suite in white comprising panelled bath with thermostatic mixer shower over and fitted shower screen. Pedestal wash hand basin and low flush w.c. Heated ladder style towel rail, ceramic wall tiling, vinyl flooring, shaver point, extractor fan, and obscure double glazed window to side.



OUTSIDE AND GARDENS

Directly to the rear of the property is a low maintenance enclosed garden which is mainly laid to lawn, patio area with gated access to the side.

To the front, the property is set back from the quiet cul de sac behind a double width block paved driveway providing ample off street car standing.

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 C

VIEWING

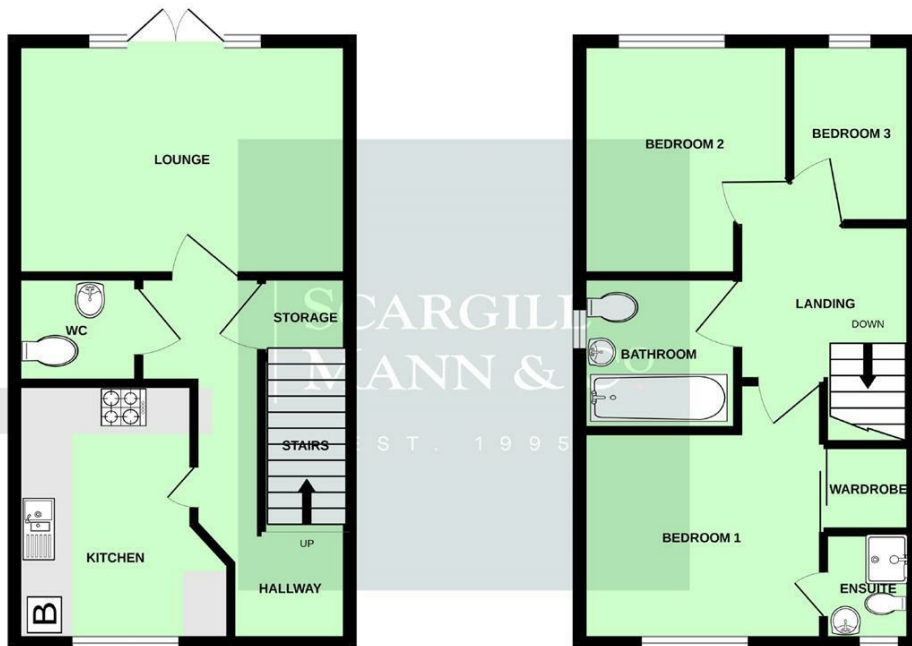
Strictly by appointment through Scargill Mann & Co - Burton office (ACB/DLW January 2022)/A

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.

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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			95
(81-91) B		82	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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