



245 Branston Road  
Burton-On-Trent  
DE14 3BT

Price £450,000

- Superior Detached Bungalow
- Triple Garage
- Huge potential
- Excellent-sized reception rooms
- Impressive entrance hall
- Two large bedrooms
- Private landscaped gardens
- In and Out drive
- Gas centrally heated
- MUST BE VIEWED

SCARGILL  
MANN & CO

EST. 1995



## GENERAL INFORMATION

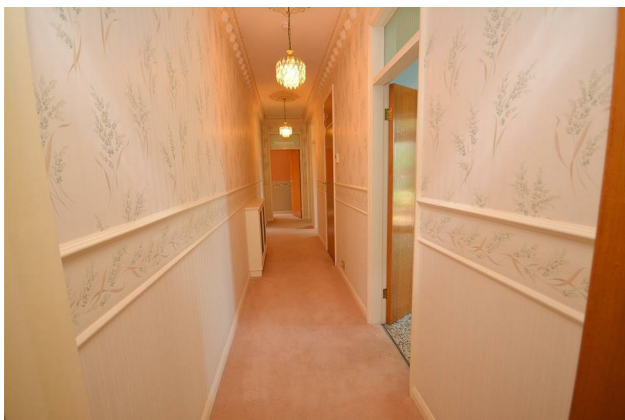
### THE PROPERTY

A rare opportunity to purchase a most impressive and superior detached bungalow in this most convenient location close to Burton's town centre and with lots of local amenities close at hand. This superior property is gas centrally heated, with the most spacious accommodation. The attractive bungalow has two stunning bay windows to the two principal reception rooms. The accommodation offers a large entrance hall, running from the front of the property to the rear, with a guest toilet, cloakroom and boot room off, A most spacious lounge, and a substantial second reception room currently used as a formal dining room. There is a conservatory with views of the garden. A good-sized dining kitchen with a walk in pantry and boiler room off. Two large double bedrooms with built-in wardrobes, an excellent size utility and a large bathroom with a separate shower and bath.

### OUTSIDE







Outside at the front is an in-and-out drive leading to further secured standing space behind gates on either side of the property and a triple garage. The garden extends to two sides with shaped lawns, a mature herbaceous border, a patio and a gardener's toilet.

#### LOCATION

Branston Road is just a walk or short drive from Burton upon Trent's town centre. There is a supermarket and convenience stores within walking distance, along with a pharmacy. There is a public bus service and good access to the A38 for onward travel.

#### ACCOMMODATION

##### ENTRANCE HALL

2.42m min 3.48m max x 8.29m (7'11" min 11'5" max x 27'2" )

Has attractive flooring with ornate coving to ceiling, ceiling light points and a radiator. Full glazed doors with side panels lead through to the front porch, and further glazed doors with glass side panels lead through to the

conservatory. There are doors off to the kitchen, boot room, cloakroom, w.c. and lounge. A further door opens through into the large dining room.

##### BOOT ROOM

0.89m x 2.63m (2'11" x 8'7" )

Having a sliding door which opens into an ample storage space which is ideal for Boots and Shoes along with Hoover.

##### L SHAPED LOUNGE

7.31m max x 7.72m max (23'11" max x 25'3" max)

Has a large picture window to the front aspect and a feature of the room is the stunning walk in bay window to the front aspect. There is ornate coving to the ceiling, ceiling roses, attractive sculptured fire surround with marble style inset and hearth with living flame gas fire effect inset. There are wall light points and ceiling light points.

##### DINING ROOM

6.76m x 4.53m (22'2" x 14'10" )

Featuring a stunning walk in bay window to the front aspect. There is ornate coving to the ceiling, domed ceiling rose, radiator, wall light points and ceiling light points. There is a feature fire surround with marble inset and is sat on a marble hearth.

##### FULLY FITTED KITCHEN

4.51m x 4.38m (14'9" x 14'4" )

Which is fitted with a range of base cupboards, drawers and matching wall mounted cabinets with glass display units, there are granite work tops, twin stainless steel sinks with side drainers, an electric hob and double oven. There is space for a dishwasher, a window to the side aspect, fully tiled walls and radiator. A door leads out to the side garden and a further doors lead into the pantry and boiler room.

##### BOILER ROOM

1.51m x 2.57m (4'11" x 8'5" )

Which houses the Valiant domestic hot water and



central heating boiler. A door also leads through to the conservatory and a walk in pantry which has space for a fridge freezer.

#### CONSERVATORY

6.64m max x 4.03m max (21'9" max x 13'2" max )

Is P shaped with French doors leading to the patio, further door leading towards the garage, there is a tiled floor, radiator and ceiling light point.

#### CLOAKROOM

0.96m x 2.57m (3'1" x 8'5")

Equipped with a w.c, hand wash basin and window to rear.

#### INNER HALLWAY

Giving access to the bedrooms and bathroom and has ornate coving to ceiling, ceiling light point, radiator and a very useful linen storage cupboard. Doors to both bedrooms and utility lead off.

#### UTILITY

3.63m x 3.03m (11'10" x 9'11")

There is a fully glazed door to the rear aspect, window

to the rear, loft access point and the laundry room itself is fitted with a range of base cupboards and drawers with worktops inset with Stainless steel sink. There is provision for a washing machine, ample space for further appliances, radiator and fully tiled walls.

#### MASTER BEDROOM

3.64m to wardrobe front x 4.86m (11'11" to wardrobe front x 15'11")

A large window looking out over the private landscaped rear garden. There is a large built in wardrobe with mirror sliding doors providing hanging space and shelving. Ornate cornice to ceiling, ceiling rose and radiator.

#### BEDROOM TWO

5.21m max 3.97m min x 3.64m (17'1" max 13'0" min x 11'11")

Having window to the front aspect, ornate coving to ceiling, ceiling rose and a large built in wardrobe with mirror sliding doors providing space and shelving.

#### BATHROOM

2.87m x 3.43m (9'4" x 11'3" )

Spacious modern bathroom with jacuzzi bath with mixer taps, shower attachment, separate large walk in shower with dual heads and glazed screens, w.c and vanity unit with hand wash basin inset, cupboards and drawers. Recess ceiling down lights, a window out to the rear aspect, fully tiled walls and a chrome heated towel rail.

#### OUTSIDE

To the front of the property is a Tar-macadam in-and-out drive with wrought iron gates, giving ample space for vehicular parking. Further wrought iron gates to the side give access to a further parking area with an adjacent lawn and leads to a TRIPLE GARAGE with up and over doors power and light. To the opposite side is a further hard-standing space secured by gates.

To the rear is a good-sized patio area with an attractive and well-cared-for-shaped lawn with mature herbaceous borders. A lovely private garden, ideal for entertaining. There is also a gardener's toilet.





## 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.

## CURRENT UTILITY SUPPLIERS

Water

Gas

Electric

Sewage

Broadband supplier

Broadband speeds

<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

## SCHOOL CATCHMENT AREAS

<https://www.staffordshire.gov.uk/Education/Schoolsandcolleges/Find-a-school.aspx>

<https://www.derbyshire.gov.uk/education/schools/school-places/normal-area-school-search/find-your-normal-area-school.aspx>

<http://www.derbyshire.gov.uk/>

## COUNCIL TAX BAND

East Staffordshire Borough Council - Band E

## VIEWING

Strictly by appointment through Scargill Mann & Co  
(ACB/JLW 10/2023)/A

## AGENTS NOTE

We advise all potential buyers to ensure they have read  
the environmental website with regards to flood defence  
in the area.

<https://www.gov.uk/check-long-term-flood-risk>

<https://www.gov.uk/government/organisations/environment-agency>

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

## CONDITIONS OF SALE

These particulars are thought to be materially correct  
but 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.

We strongly recommend a viewing of this property to  
appreciate its size.

# GROUND 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.  
Made with Metropac v2003

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		71
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

## SALES OFFICE

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## LETTINGS OFFICE

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