

SCARGILL  
MANN & CO

EST. 1995



111 Burton Road

Branston, Burton-On-Trent, DE14 3DP

**Price Guide £220,000**



# 111 Burton Road

Branston, Burton-On-Trent, DE14 3DP

## Price Guide £220,000



### GENERAL INFORMATION

#### THE PROPERTY

Sitting on Burton Road in Branston, Burton-On-Trent, this traditional three-bedroom semi-detached house presents a wonderful opportunity for those looking to create their ideal home. Set back from the main road behind a tree-lined service road, the property offers a great opportunity.

Upon entering, you are welcomed by an entrance hall that leads to a spacious lounge diner. This area features patio doors that open directly onto the beautifully landscaped garden and terrace, allowing for a seamless indoor-outdoor living experience. The fitted kitchen is functional and provides ample space for culinary pursuits.

The first floor comprises three bedrooms, each offering potential for personalisation, along with a shower room that caters to the household's needs. The property benefits from gas-fired central heating.

Externally, the front of the property has a driveway with parking for several vehicles, leading to a detached garage equipped with a remote door for added convenience. The rear garden is a true highlight, featuring mature shrub borders and a desirable southerly aspect, making it an ideal space for outdoor gatherings or simply enjoying the sunshine.

While the property does require some upgrading, it presents a fantastic opportunity for buyers to put their own stamp on it. With its prime location and potential, this semi-detached house is not to be missed.

#### ACCOMMODATION

Entrance door with glazed side screen opening through to hallway.

#### HALLWAY

5'11" x 7'2" (1.81m x 2.187m)

Has stairs off to first floor, door to lounge, door to kitchen and a further door opening through to the under stairs storage cupboard which also houses the domestic hot water and central heating Worcester Bosch boiler.

#### LOUNGE

11'11" width x 9'10" (3.65m width x 3m)

Has a small bay window to the front aspect, sliding patio doors to the rear, a stone feature fire surround with stone mantle and slate hearth with living flame gas fire inset, there is two ceiling light points, wall light points and radiator.

#### FITTED KITCHEN

12'9" x 6'10" (3.91m x 2.10m )

Has a door out to the rear garden with side window, the kitchen is fitted with a range of base cupboards, drawers and wall mounted cabinets, work tops incorporate a stainless steel sink and side drainer, there is space for an electric oven, space for fridge freezer and space for washing machine.

#### FIRST FLOOR

##### LANDING

Having a window to the side aspect and doors leading off to:

##### BEDROOM ONE

11'11" into bay window x 9'0" (3.65m into bay window x 2.76m)

Is fitted with a good range of built in wardrobes providing hanging space and shelving, radiator and ceiling light point.

##### BEDROOM TWO

9'0" x 10'10" (2.75m x 3.31m)

Has a window to the rear aspect, a range of built in wardrobes providing hanging space and shelving, ceiling light point and radiator.

##### BEDROOM THREE

6'10" x 6'11" to window (2.10m x 2.12m to window )

Has a window to the front aspect, radiator, loft access point, ceiling light point and a closing sliding door.

##### SHOWER ROOM

6'10" x 7'0" (2.10m x 2.15m )

Has W.C., pedestal hand wash basin, large walk in shower with Triton electric shower, built in storage cupboard which houses the hot water tank and gives linen storage, there is an obscure window to the rear aspect, ceiling light point and tiled surrounds.

#### OUTSIDE

The property sits back off Burton Road behind a service road and has an attractive block paved driveway providing ample parking, the drive leads down the side of the house with a picket gate opening through to the attractive landscaped rear garden which is predominantly laid to lawn, which has patio areas and mature herbaceous borders.

#### SECTIONAL GARAGE

8'5" x 15'0" (2.59m x 4.59m)

With an up and over door, power and light.



## AGENTS NOTES

If you have accessibility needs please contact the office before viewing this property.

If a property is within a conservation area please be aware that Conservation Areas are protect places of historic and architectural value. These are also designated by local planning authorities. Removing trees in a Conservation Area requires permission from the relevant authority, subject to certain exclusions.

## TENURE

**FREEHOLD** - 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.

## CONSTRUCTION

Standard Brick Construction

## COUNCIL TAX BAND

East Staffordshire Borough Council- Band B

## CURRENT UTILITY SUPPLIERS

Gas  
Electric  
Oil  
Water - Mains  
Sewage - Mains  
Broadband supplier

## BROAD BAND SPEEDS

Please check with Ofcom, and for further information, the Open Reach web site. Links are provided for your information

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

## FLOOD DEFENCE

We advise all potential buyers to ensure they have read the environmental website regarding 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/>

## SCHOOLS

<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/>

## CONDITION OF SALE

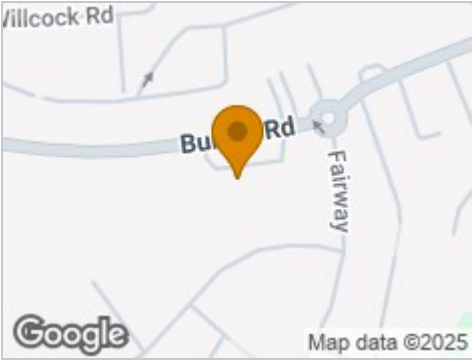
These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of a contract. All measurements are estimates. All electrical and gas appliances included in these particulars have not been tested. We would strongly recommend that any intending 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.

## VIEWING

Strictly by appointment through Scargill Mann & Co (ACB/JLW 10/2025)  
A



Road Map



Hybrid Map



Terrain Map



Floor Plan



Viewing

Please contact our Sales Office on 01283548194 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.