

**37 Old Road  
Branston  
Burton-On-Trent  
Staffordshire  
DE14 3EU**

**£325,000**



- SUPERBLY SITUATED
- THREE BEDROOMS
- LOUNGE AND SEPARATE DINING ROOM
- CONSERVATORY AND KITCHEN
- MODERN SHOWER ROOM
- GARAGE
- DRIVE AND LOVELY GARDENS
- BEAUTIFULLY PRESENTED THROUGHOUT
- MUST BE VIEWED



## GENERAL INFORMATION

### THE PROPERTY

We are delighted to offer for sale this beautifully presented detached bungalow situated on a private drive off Old Road. This lovely bungalow has an open aspect to the front and neat well kept gardens to the side and rear.

The gas centrally heated and double-glazed accommodation has a sunroom opening into a hallway, with a lounge. A separate dining room opens into a conservatory with views over the garden, a fitted kitchen, and three excellent bedrooms, all with built-in wardrobes. There is also a superb shower room and a garage.

Outside, a path leads down the side of the property and opens into a lovely rear garden with a fence boundary, lawn, patios with a summer house, and herbaceous borders. A pergola leads to the side garden with an artificial lawn, shed and greenhouse.





## LOCATION

The property is superbly situated for the local amenities, with a co-op, bakery, doctors, cafe, hairdressers, public Inn and pharmacy all within walking distance. The A38 is a short drive away offering access to Birmingham, Lichfield and Derby. Burton upon Trent's town centre is within an easy drive and offers further every day shopping and leisure facilities

## ACCOMMODATION

Two double entry doors lead through to a sunroom.

### Sunroom

5.37m x 1.15m (17'7" x 3'9")

Has tiled flooring, windows looking out onto the front aspect with views over greenery, sliding patio doors lead through to the lounge and a further



entrance door opens through to the hallway.

### HALLWAY

1.52m x 4.84m (4'11" x 15'10")

Has coving to ceiling, loft access point, recessed ceiling down lights and door leading off to lounge.

### LOUNGE

3.55m x 4.63m (11'7" x 15'2")

Has coving to ceiling, sliding patio doors leading out into the front porch, attractive oak fire surround, marble insert and hearth with electric fire inset and ceiling light point.

### DINING ROOM

3.27m to patio doors x 4.53m (10'8" to patio doors x 14'10")

Attractive and neutrally decorated room with coving to ceiling, ceiling light point,



sliding patio doors leading out into the conservatory and a further door that leads through to the modern fitted kitchen.

### KITCHEN

3.96m to window x 2.79m (12'11" to window x 9'1")

Is equipped with a range of base cupboards and wall mounted cabinets with glass display units, work tops incorporate a one and a quarter stainless steel sink and side drainer, there is space for a slimline dishwasher, washing machine and electric cooker point. There is an integrated fridge, tiled surrounds, coving to ceiling, ceiling light point, windows looking out onto the attractive rear garden and a door leading out to the side aspect.





### CONSERVATORY

3.19m x 4.03m (10'5" x 13'2")

Has attractive tiled floor, French doors leading opening through to the garden, radiator and T.V. and power points.

### BEDROOM ONE

4.65m x 2.68m (15'3" x 8'9")

Has a window to the front aspect, radiator and two very useful built in wardrobes that provide hanging space and shelving.

### BEDROOM TWO

3.51m to wardrobe front x 3.27m to window (11'6" to wardrobe front x 10'8" to window)

Has coving to ceiling, window overlooking the rear garden, a range of built in wardrobes and over head cabinet storage units, there is recessed down lighting, ceiling light point and radiator.

### BEDROOM THREE/STUDY

3.71m x 2.32m (12'2" x 7'7")

Has a window to the front aspect, coving to



ceiling, radiator and two built in storage units, one providing shelving and the other providing hanging space.

### SHOWER ROOM

3.25m to window x 2.18m to rear of shower (10'7" to window x 7'1" to rear of shower)

Tiled surrounds, tiled flooring, hand wash basin, W.C., obscure window to the garden aspect, radiator, built in airing cupboard providing hanging space and shelving and a large double ended shower with two seats and glazed sliding doors.

### OUTSIDE

The property sits back down a long driveway with wrought iron gates serving only two properties, it has an attractive frontage that looks out onto a green walk way. The property has a patio area, block paved driveway and a gate leading down the side of the property and opening up into the side and rear garden, the side garden is laid to artificial lawn with green house and shed, the rear garden is fully



enclosed with a fence boundary and neat lawns with paved patio areas, attractive summer house with internal weather boarding and mature well kept herbaceous borders. A block paved driveway leads to a garage.

### GARAGE

2.86m x 5.31m (9'4" x 17'5")

Roll up door, power, light and domestic hot water and central heating boiler is also housed here.

### 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.

### COUNCIL TAX BAND

East Staffordshire Borough Council- Band D

### CONSTRUCTION

Standard Brick Construction



#### CURRENT UTILITY SUPPLIERS

Gas - Octopus

Electric - Octopus

Water - Mains - South Staffs

Sewage - Mains South Staffs

Broadband supplier - BT

#### BROAD BAND SPEEDS

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

#### FLOOD DEFENCE

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/environmental-agency>

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

#### SCHOOLS

<https://www.staffordshire.gov.uk/Education/Schools-and-colleges/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/3LW 09/2024) A

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 floorplan 2024.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			<b>80</b>
(69-80) <b>C</b>		<b>66</b>	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

**SALES OFFICE**  
 Unit 17 Eastgate Business Centre  
 Eastern Avenue  
 Burton upon Trent  
 DE13 0AT  
 T: 01283 548194 /01332 208820  
 E: sales@scargillmann.co.uk

**LETTINGS OFFICE**  
 17 Mallard Way  
 Pride Park  
 Derby  
 DE24 8GX  
 T: 01332 206620  
 E: lettings@scargillmann.co.uk