



8 Trusley Close, Branston, DE14 3FB



Enjoying a peaceful setting on a popular cul de sac in Branston is this attractive semi detached home, benefitting from extended living accommodation, two bedrooms and secluded south facing gardens. Offering beautifully presented and modern interiors, the property overlooks a pleasant aspect down the lane and is an ideal first time buy, young family home or investment property. The interiors comprise briefly entrance hall with new front door, lounge, breakfast kitchen and conservatory to the ground floor, with two bedrooms and a family bathroom to the first floor. Outside, there is parking for two vehicles as well as a single garage, and a low maintenance garden is set to the rear enjoying privacy and a sunny southerly aspect. The property is serviced by mains gas central

heating (boiler refitted 2020) and full double glazing.

As a suburb of Burton on Trent, Branston lies a convenient distance from the A38 and provides a number of amenities within walking distance of the property such as pubs, restaurants, shopping facilities and other leisure pursuits such as Branston Golf & Country Club, Meadowside Leisure Centre and cinema. The town centre lies a short drive from the property and Burton on Trent is home to the well known Bass Brewery and Museum. The property is well placed for commuters with the A38 providing direct links to Lichfield, Derby and Birmingham and there is a train station in Burton town centre providing rail links to destinations beyond.

- Semi Detached Home
- Ideal First Time Buy/Investment/Young Family Home
- Well Presented & Modern Interiors
- Peaceful Cul de Sac Setting
- Lounge & Conservatory
- Breakfast Kitchen
- Two Bedrooms & Bathroom
- Secluded South Facing Garden
- Single Garage & Parking
- Pleasant Open Outlook to Front
- Boiler Refitted 2020
- Full Double Glazing
- Walking Distance to Amenities/Town Centre

machine, integral fridge and a recently installed integral Neff oven with hideaway door and gas hob over. There is a breakfast bar to one side and

Conservatory 3.65 x 3.6m (approx. 11'11 x 11'8)
With tiled flooring and double doors out to the gardens, this room offers ideal space as a formal dining room or second lounge

The refitted composite front door opens into the **Entrance Hall**, having staircase rising to the first floor and a door opening into:

Lounge 4.3 x 3.6m (approx. 14'1 x 11'9) – max
A spacious reception room having window to the front and an archway leading into:

Breakfast Kitchen 3.6 x 2.4m (approx. 11'8 x 7'9)
Fitted with a modern range of wall and base units having complementary worktops over, housing inset sink with side drainer, space for washing



Stairs rise to the first floor where door opens into:

Master Bedroom 3.6 x 3.45m (approx. 11'10 x 11'3) – max

A spacious double room having twin windows to the front with a pleasant outlook down the cul de sac, and a fitted cupboard housing the hot water cylinder

Bedroom Two 3.3 x 1.92m (approx. 10'8 x 6'3)
Having window to the rear

Bathroom 2.3 x 1.6m (approx. 7'6 x 5'3)

A white suite comprises wash basin set to vanity unit, WC and bathtub with shower unit over, with wooden flooring tiled splash backs, traditional wall panelling and a window to the rear





Outside

The property sits towards the end of the cul de sac of Trusley close, having parking for two to the front aspect and access via an up and over door to the **Single Garage**

South Facing Garden

The walled rear garden is laid to gravelled terrace and well tended borders, enjoying plenty of sunlight and a high degree of privacy to all sides. There is an exterior water point and a courtesy door opens into the garage giving access to the front aspect

Score	Energy rating	Current	Potential
92+	A		
81-91	B		67 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

General note: Whilst we endeavour to make our sales details accurate and reliable, if there is any point, which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.

Measurements: Please note that our room sizes are now quoted in metres on a wall-to-wall basis. The imperial equivalent is only intended as an approximate guide for those of our applicants who may not yet be fully conversant with the metric measurements.

Consumer Protection Regulations: Any prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of any statements or information in these particulars, we have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor.

Due to a change in legislation from 1st March 2004 we are required to check the identification of vendors before proceeding to market any property, and purchasers on acceptance of an offer and before we can instruct solicitors to proceed. This is a legal requirement and applies to all Estate Agents.