



58 Bramling Cross Street, Burton on Trent, DE14 1DH



Set on a quiet residential cul de sac is this immaculate detached home, benefitting from recently refurbished interiors, four good sized bedrooms and an attractive rural outlook to the rear. Having received recent improvements, this beautifully presented home is finished to a high specification and benefits from a refitted kitchen and utility, refitted bathrooms, new external front and rear doors and a new electric garage door, as well as a refitted boiler along with new radiators throughout. The family interiors comprise briefly reception hall, sitting room, dining room, conservatory, kitchen, utility and cloakroom to the ground floor, with four bedrooms to the first floor serviced by a master en suite and bathroom. Outside, there is parking for three vehicles to the front as well as a single garage and well tended gardens are set to the rear enjoying privacy and a pleasant outlook over open countryside.

The property lies on a popular residential development just outside of the market town of Burton on Trent, benefitting from easy access to an array of rural pursuits including walking, cycling or equestrian activities, as well as everyday amenities including shops, pubs, restaurants, take away outlets, a post office and cinema. There are a number of primary schools in the area which feed into the DeFerrers Academy, and the property also lies within a short drive of the recently opened John Taylor Free School in Tatenhill. A train station in Burton offers regular intercity links to Derby and Birmingham, the property lies within a convenient distance of the A38, A515 and A50 which in turn connect to the national motorway network beyond, and the International airports of Birmingham, East Midlands and Manchester are all within a convenient drive.



- Immaculate Detached Home
- Recently & Substantially Refurbished
- Countryside Views to Rear
- Peaceful Setting on Popular Development
- Two Reception Rooms & Conservatory
- High Spec Refitted Kitchen
- Reception Hall, Utility & Cloakroom
- Four Good Sized Bedrooms
- Master En Suite & Family Bathroom
- Single Garage & Parking
- Secluded Garden with Hot Tub
- Open Rural Aspect to Rear
- Walking Distance to Town Centre Amenities & Rail Station

Reception Hall

A composite entrance door opens into this spacious hallway, having stairs rising to the first floor with a useful cupboard beneath which is fitted with a sensor light. Doors open into:

Sitting Room 5.03 x 3.27m (approx. 10'0 x 8'11)

A spacious lounge, having window to the front aspect and an electric fireplace set to marble hearth. Opening into:

Dining Room 3.05 x 2.72m (approx. 10'0 x 8'11)

Another beautifully presented reception room

having double doors leading into:

Conservatory 3.36 x 2.82m (approx. 11'0 x 9'3)

With laminate flooring, double doors to the side and windows overlooking the rear gardens

Kitchen 3.36 x 3.07m (approx. 11'0 x 10'1)

Having been refitted to an excellent specification, the kitchen comprises a range of wall and base units with solid oak worksurfaces over, housing a one and a half inset sink with side drainer, an integral Beko oven with gas hob over and a contemporary Caple extractor hood. There are spaces for both a dishwasher and American fridge freezer, and the kitchen has a window to the rear aspect and space for a breakfast bar to one side. There is feature under cupboard and plinth lighting, an electric plinth heater, and porcelain tiled flooring extends into:

Utility 1.75 x 1.6m (approx. 5'9 x 5'3)

Also being refitted, the utility has a door out to the rear gardens and fitted wall and base units housing spaces for both a washing machine and tumble dryer. A door opens into:

Refitted Cloakroom

Having pedestal wash basin with sensor vanity lit mirror above, WC and an obscured window





Stairs rise to the first floor **Landing** where there is access to a boarded loft space as well as access into the Airing Cupboard which offers ample storage and houses the refitted boiler. Doors lead into:

Master Bedroom 4.72 x 3.43m (approx. 15'6 x 11'3)
A generous double room having window to the front, a double fitted wardrobe and a further fitted cupboard. With private use of:

En Suite
Comprising pedestal wash basin, WC and shower, with vinyl flooring, tiled walls, a chrome heated towel rail and an obscured window to the front

Bedroom Two 4.32 x 2.48m (approx. 14'2 x 8'2)
Having a window to the front aspect and a double fitted wardrobe



Bedroom Three 3.43 x 2.44m (approx. 11'3 x 8'0)
A third double room having window to the rear enjoying idyllic views

Bedroom Four 3.43 x 2.26m (approx. 11'3 x 7'5)
With a window to the rear and a double fitted wardrobe

Bathroom 2.26 x 1.8m (approx. 7'5 x 5'11)
Refitted with a modern suite having pedestal wash basin, WC and bathtub with waterfall tap and shower over, with tiled walls, vinyl flooring, a chrome heated towel rail and an obscured window to the rear





Outside

The property is set on a good sized plot on this secluded residential development. To the front there is a block paved driveway providing parking for three vehicles as well as access into the garage, and a gate to the side leads into the rear garden

Single Garage 5.05 x 2.49m (approx. 16'7 x 8'2)
With power, lighting and a replaced electric roller door to the front

Gardens

Extending to a good size and enjoying a good degree of privacy, the rear garden is laid to a paved terrace and safely enclosed lawns. The hot tub is included in the sale, there is an enclosed storage shed to one side and the garden enjoys a pleasant open aspect over rural fields to the rear. There is exterior lighting, a water point and power sockets

EPC in Progress

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.