



8 Old Road, Branston, Burton-on-Trent, Staffordshire,  
DE14 3ET

Bill Tandy  
and Company

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INDEPENDENT PROFESSIONAL ESTATE AGENTS

## 8 Old Road, Branston, Burton-on-Trent, Staffordshire, DE14 3ET

### £300,000 Offers over

Having undergone a significant programme of refurbishment by the present owners, this now very stylish and modern feeling bungalow offers an excellent opportunity for its next owner. With great attention to details, the bungalow has been lovingly refurbished and now offers a very stylish accommodation layout with contemporary decor throughout. On entry to the bungalow one is immediately greeted by an attractive hallway which flows round the bungalow leading to the living room which boasts an inglenook fireplace. A separate dining room, converted from the garage, and a very well fitted kitchen, further add to its appeal. Outside the rear garden has been thoughtfully landscaped with both a self-contained conservatory and a covered decked seating area. Highly efficient taking advantage of its solar panels, the property has electric heating with radiators each with timers and thermostat controls. To fully appreciate this most impressive bungalow an early viewing would be strongly recommended.



#### RECEPTION HALL

approached via a PVC composite entrance door with obscure glazed insert and having feature tiled flooring, electric radiator with timer and thermostat control, coving and loft access hatch with pulldown ladder leading to a boarded loft area with light.

#### SITTING ROOM

3.64m max (3.44m min) x 3.40m (11' 11" max 11'3" min x 11' 2") having central fireplace with cast-iron multi fuel log burner standing on a slate hearth with tiled backstand, UPVC double glazed bow window to front, coving and electric radiator with timer and thermostat control.

#### DINING ROOM

4.37m x 2.40m (14' 4" x 7' 10") having UPVC double glazed bow window to front, electric radiator with timer and thermostat control, low energy downlighters and tiled flooring.

#### FITTED BREAKFAST KITCHEN

5.10m x 2.57m (16' 9" x 8' 5") having ample pre-formed work surface space with base storage cupboards and drawers, matching wall mounted storage cupboards, single drainer sink with swan neck mixer tap, built-in Indesit electric hob with extractor canopy and built-in electric double oven and grill, space and plumbing for American style fridge/freezer, integrated washing machine with matching fascia, UPVC obscure double glazed door to outside, tiled flooring, electric radiator with timer and thermostat control, low energy downlighters, UPVC double glazed window to rear, metro style tiled splashbacks, LED kickboard lighting and under-cupboard lighting.



#### BEDROOM ONE

3.94m x 3.00m (12' 11" x 9' 10") with fitted wardrobes, UPVC double glazed window to rear, electric radiator with timer and thermostat control, low energy downlighters and coving.

#### BEDROOM TWO

3.00m x 3.00m (9' 10" x 9' 10") having UPVC double glazed bow window to front, electric radiator with timer and thermostat control and low energy downlighters.

#### RE-FITTED SHOWER ROOM

having corner quadrant shower cubicle with Mira electric shower fitment, vanity unit with wash hand basin with mono bloc mixer tap and drawer space below, close coupled W.C., aqua-panelling to walls, LED vanity mirror with electric shaver socket, chrome electric heated towel rail with thermostat, extractor fan and obscure UPVC double glazed window to rear.



## OUTSIDE

The property is set back off the road with a tarmac driveway with block edging, gravelled foregarden and side gated entrance leading to the rear garden. The rear garden has been attractively landscaped taking full advantage of its very private aspect with a raised decked area having a fitted sun canopy perfect for entertaining, with a detached UPVC double glazed conservatory standing on a brick base, substantial garden shed and workshop. There is a neat lawned area with shrubbery side borders, walled and fenced perimeters, external lighting and cold water tap.

## COUNCIL TAX

Band D.

## FURTHER INFORMATION/SUPPLIERS

Mains drainage- South Staffs Water. Electricity - Octopus Energy. No gas. Telephone and Broadband – Now. For broadband and mobile phone speeds and coverage, please refer to the website below:  
<https://checker.ofcom.org.uk/>

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		88
(81-91)	B	80	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

## TENURE

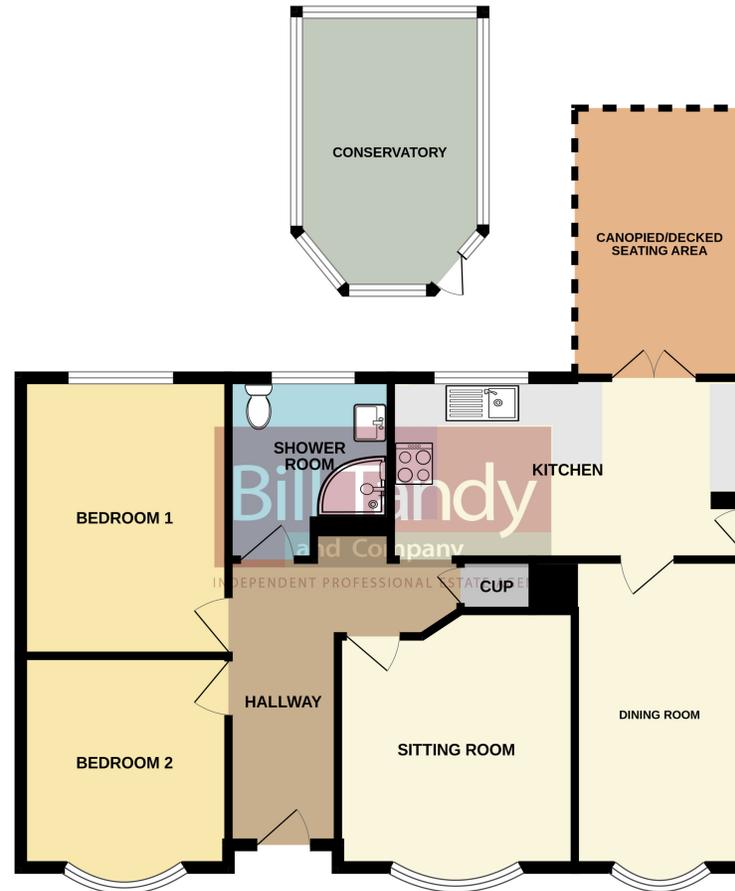
Our client advises us that the property is Freehold. Should you proceed with the purchase of the property these details must be verified by your solicitor.

## VIEWING

By arrangement with the Selling Agents, Bill Tandy and Company, 3 Bore Street, Lichfield, Staffordshire, WS13 6LJ on 01543 419400 or [lichfield@billtandy.co.uk](mailto:lichfield@billtandy.co.uk)

Whilst we endeavour to make our sales details accurate, if there is any point which is of importance to you, please contact the office, particularly if travelling some distance to view the property. Likewise the mention of any appliance and/or services does not imply that they are in full and efficient working order.

GROUND FLOOR



8 OLD ROAD, BRANSTON DE14 3ET

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.  
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