



1 BRYONY BRANSTON DE14 3QQ

EXTENDED DETACHED FAMILY HOME WITH 3 RECEPTION ROOMS + KITCHEN/BREAKFAST ROOM! Entrance Hall, 16ft Lounge, Sitting Room, Dining Room, Kitchen/Breakfast Room, UTILITY ROOM AND CLOAKROOM. Landing, 15FT MASTER BEDROOM + EN-SUITE, 3 further Bedrooms and a Family Bathroom. UPVC DG + GCH. Front, side and Rear Gardens. Block paved Driveway. Popular Estate. CUL-DE-SAC LOCATION

£375,000 FREEHOLD

NEED TO SELL?

When thinking of selling in todays market ensure you have THE BEST PROPERTY DETAILS IN TOWN! Crew Partnership produce only the best as you can see in front of your eyes. Floorplans are essential, your buyer always prefers to see the property layout. Also PLENTY OF PHOTOS shows our commitment towards selling property. ENSURE WE ARE ONE OF THE AGENTS VALUING YOUR PROPERTY.

DRAFT DETAILS ONLY

Please note these are draft details only as we are awaiting confirmation of their accuracy from the vendors. If any point is of particular importance to you please contact us for clarification prior to making any arrangements to view.

Ground Floor

Entrance Hall

UPVC frosted double glazed window to front aspect, Storage cupboard, radiator, laminate flooring, stairs leading to first floor landing, uPVC double glazed door to front, doors to Lounge, Sitting Room, Kitchen/Breakfast Room and an under-stairs storage cupboard.



Lounge

16' 8" x 16' 6" (5.08m x 5.03m) UPVC double glazed windows to front aspect, laminate flooring, radiator, uPVC double glazed door to garden.



Sitting Room

16' 6" x 10' 7" (5.03m x 3.23m) UPVC double glazed window to front aspect, fireplace, two double radiators, double door to Dining Room.



Dining Room

10' 7" x 9' 9" (3.23m x 2.97m) Double radiator, uPVC double glazed patio door to garden, door to Kitchen/Breakfast Room.



Kitchen/Breakfast Room

11' 1" x 9' 9" (3.38m x 2.97m) Fitted with a matching range of base and eye level units with worktop space over, 1+1/2 bowl sink unit with mixer tap, space for fridge, fridge/freezer and dishwasher, fitted electric fan assisted oven, built-in four ring gas with pull out extractor hood over, uPVC double glazed window to rear aspect, double radiator, laminate flooring, door to Utility Room.



Utility Room

Fitted with a matching range of base and eye level units with worktop space over, sink unit with mixer tap, plumbing for washing machine, vent for tumble dryer, laminate flooring, uPVC double glazed door to garden, door to Cloakroom.



Cloakroom

UPVC frosted double glazed window to side aspect, fitted with two piece suite comprising, pedestal wash hand basin and low-level WC, tiled splashback, radiator, laminate flooring.



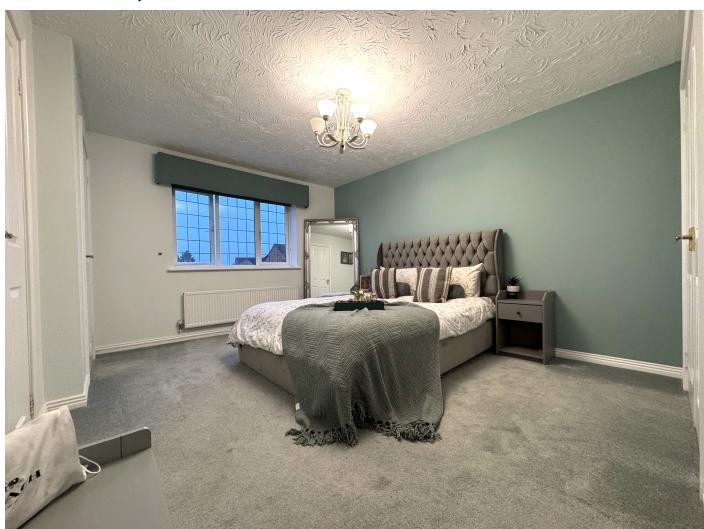
First Floor

Landing

Loft hatch, doors to all Bedrooms, Family bathroom and a storage cupboard.

Master Bedroom

15' 10" x 11' 9" (4.83m x 3.58m) UPVC double glazed window to front aspect, radiator, fitted double wardrobe, doors to En-Suite Shower Room and a storage cupboard.



Second Bedroom

14' 4" x 7' 10" (4.37m x 2.39m) UPVC double glazed window to front aspect, radiator, fitted double wardrobe.



Third Bedroom

11' 8" x 7' 7" (3.56m x 2.31m) UPVC double glazed window to rear aspect, radiator.



Fourth Bedroom

10' 7" x 8' 2" (3.23m x 2.49m) UPVC double glazed window to rear aspect, radiator, fitted double wardrobe.



Family Bathroom

Three piece suite comprising bath with shower over and shower curtain, pedestal wash hand basin and low-level WC, tiled surround, uPVC frosted double glazed window to rear aspect.



Outside

Front, Side and Rear Gardens

Corner plot with double width block paved driveway providing off street parking. Mainly laid to gravel, with a garden path leading to the home and bordered by a variety of bushes and shrubs.

The rear garden is mainly laid to lawn with black paved seating area.

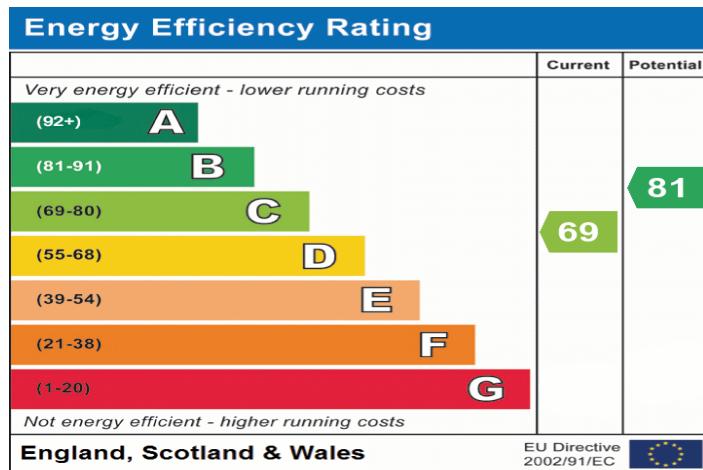


Additional Information

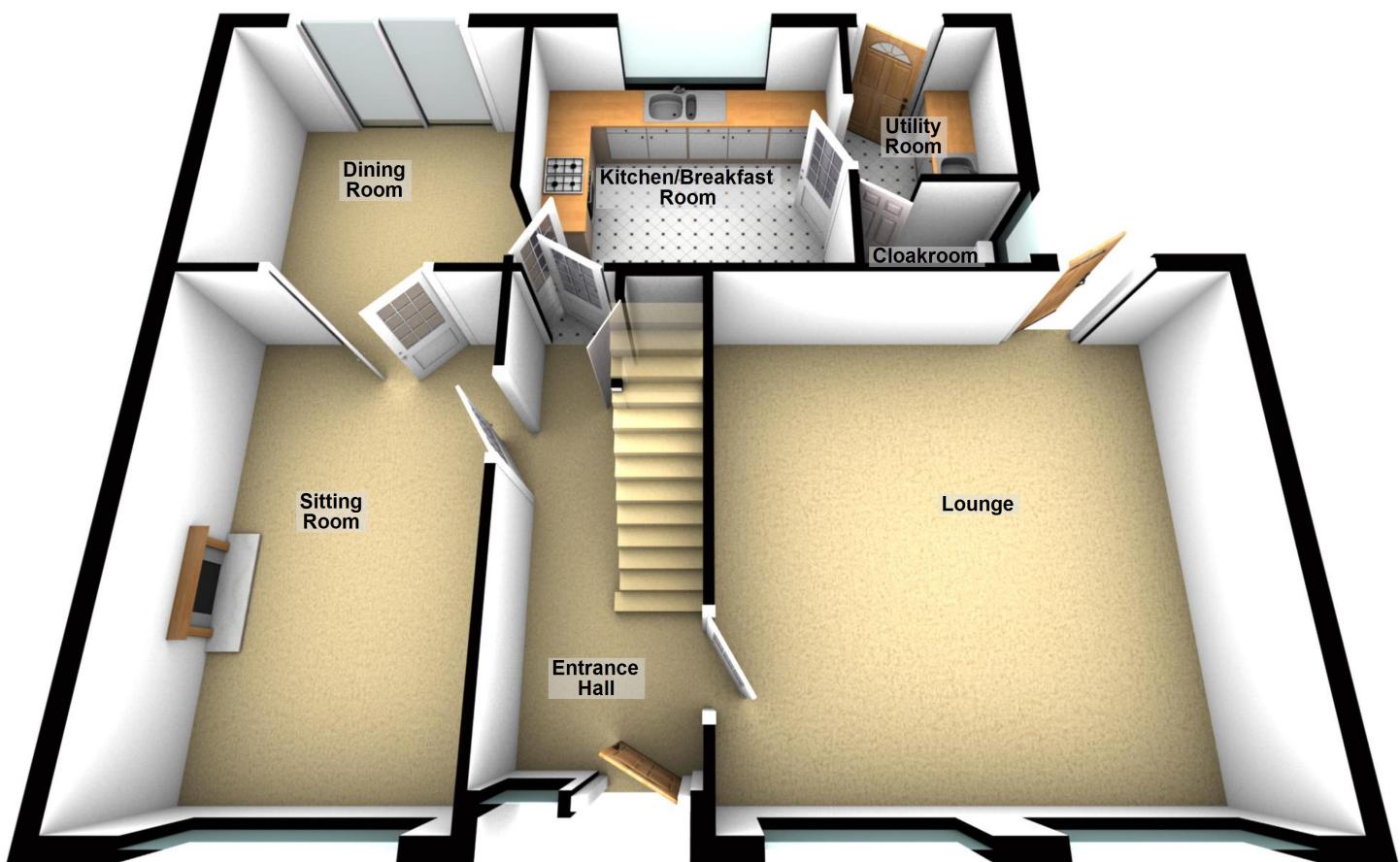
Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Services: Mains water, drainage, electricity and gas are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

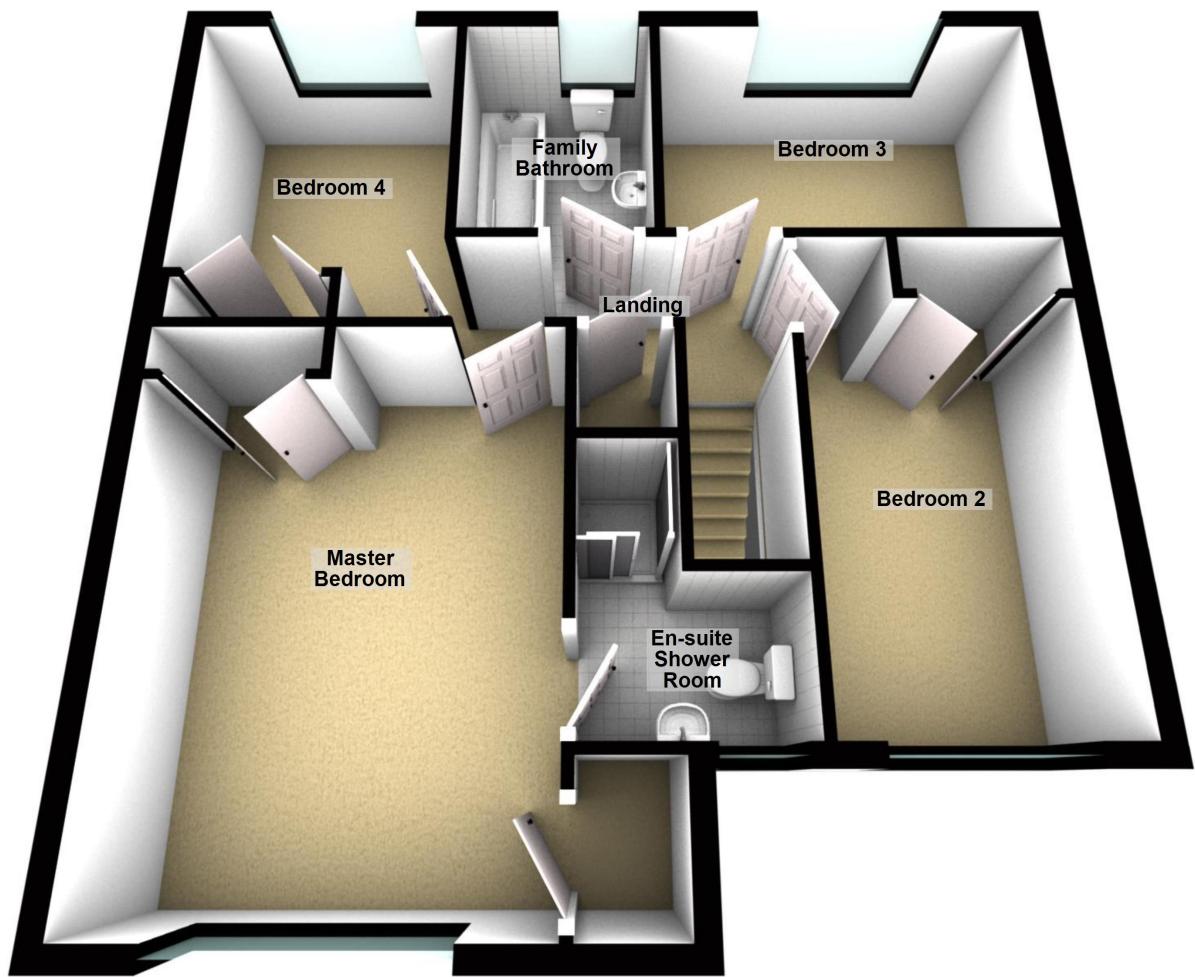
Local Authority/Tax Band: East Staffordshire Borough Council / Tax Band D

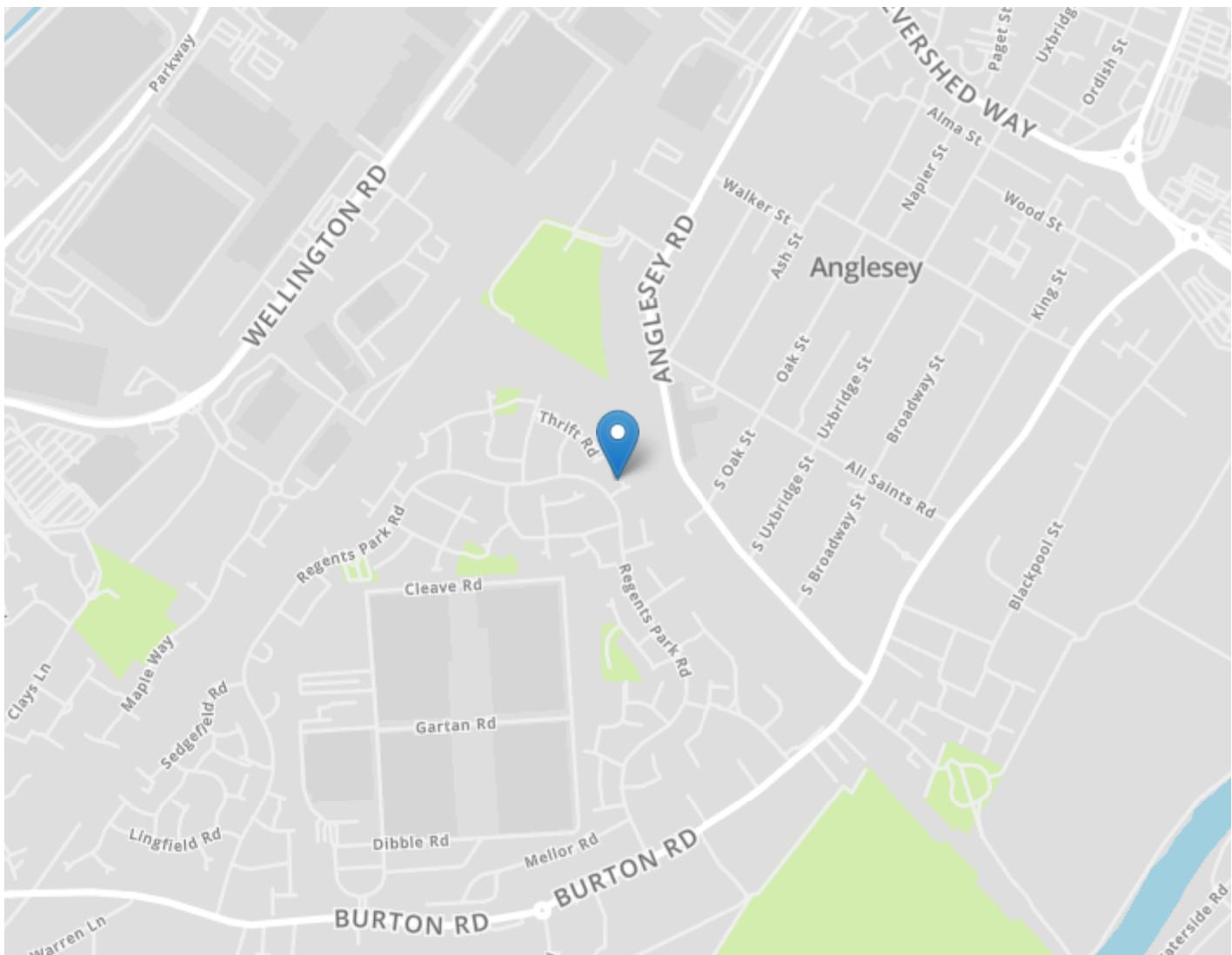


Ground Floor



First Floor





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Crew Partnership for themselves and the vendors of this property whose agents they are, give notice that these particulars are not to be relied upon as a statement or representation of the fact and do not constitute any part of an offer or a contract. Intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each and any statements contained in these particulars. The vendors do not make or give and neither do Crew Partnership (nor any person in their employment) have authority to make any representation or warranty whatsoever in relation to the property.

Please note that Crew Partnership have not checked any of the appliances or the central heating system included in the sale. All prospective purchasers should satisfy themselves on this point prior to entering into a contract.

THE MONEY LAUNDERING REGULATIONS 2003

Due to a change in the legislation as from the 1st March 2004, we are required to check your identification before: 1. Proceeding to market any property. 2. Should you make an offer on one of our properties, and this offer becomes acceptable and before we can instruct solicitors to proceed with the transaction. Suitable identification can be current signed passport, New styled driving license with photograph, Inland tax notification. (This is a legal requirement and applies to all Estate Agents).

FLOORPLANS

We are proud to provide floorplans on all of our property particulars. However, these plans are intended as a GUIDE TO LAYOUT only. All dimensions are approximate. DO NOT SCALE.