



Newman Drive, Branston, Burton-On-Trent, DE14 3DZ

Nicholas  
Humphreys

£315,000

**\*\* Detached Family Home \*\* Corner Plot \*\* Conservatory \*\***

A detached family home on the popular Regent Park Branston, having gas central heating the home opens with a welcoming reception hallway, guest cloakroom along side an internal access door to the single garage.

The generous lounge is positioned on the front aspect with open plan access to the dining room with patio doors through to the conservatory. The modern fitted kitchen has a selection of royal blue units with built-in oven and gas hob and open access to the utility area providing further appliance spaces and door to the garden.

The first floor has four good size bedrooms with the master bedroom across the front aspect with en-suite shower room, and a separate family bathroom. The home is set back from the road with a driveway offering ample parking for several cars and side gate to the rear garden. Viewings strictly by appointment only.



### **The Accommodation**

A detached family home on the popular Regent Park Branston, set back from the road with a pressed pattern driveway leading up to the single garage and front door opens with a welcoming reception hallway with stairs to first floor, guest cloakroom fitted with a white cloakroom suite with WC and had wash basin. An internal door from the hallway leads into the single garage with roller door and gas central heating boiler.

The generous lounge is positioned on the front aspect with feature fire place with open plan access to the dining room with internal door to the kitchen and patio doors through to the uPVC conservatory with windows over looking the garden and french patio doors onto the garden patio area.

The modern fitted kitchen has a wide selection of royal blue units with built-in oven and gas hob with extractor hood above, American fridge freezer, space for dishwasher and open access to the utility area providing further appliance spaces and door to the garden.

The first floor has four good size bedrooms with the master bedroom across the front aspect with built-in wardrobes and en-suite shower room offering WC, shower and basin with a feature window to the front aspect. The further three bedrooms are of generous proportion with the second having built-in wardrobes. The separate family bathroom has a corner bath, WC and basin with complimentary wall tiling.

The home is set back from the road with a driveway offering ample parking for several cars and side gate to the rear garden with paved patio and lawn garden and shed running along the side of the home.

### **Reception Hallway**

#### **Lounge**

5.44m x 3.51m (17'10 x 11'6)

#### **Dining Room**

3.15m x 2.79m (10'4 x 9'2)

#### **Conservatory**

2.90m x 2.59m (9'6 x 8'6)

#### **Kitchen Combined Utility**

4.83m max x 2.84m max (15'10 max x 9'4 max)

#### **Guest Cloakroom**

#### **Garage**

5.72m x 2.59m (18'9 x 8'6)

### **First Floor**

#### **Master Bedroom**

3.51m max x 3.43m max (11'6 max x 11'3 max)

#### **En-suite Shower Room**

#### **Bedroom Two**

3.45m x 2.87m max (11'4 x 9'5 max)

#### **Bedroom Three**

3.99m x 2.59m (13'1 x 8'6)

#### **Bedroom Four**

2.59m x 2.46m (8'6 x 8'1)

#### **Bathroom**

2.69m x 1.88m (8'10 x 6'2)

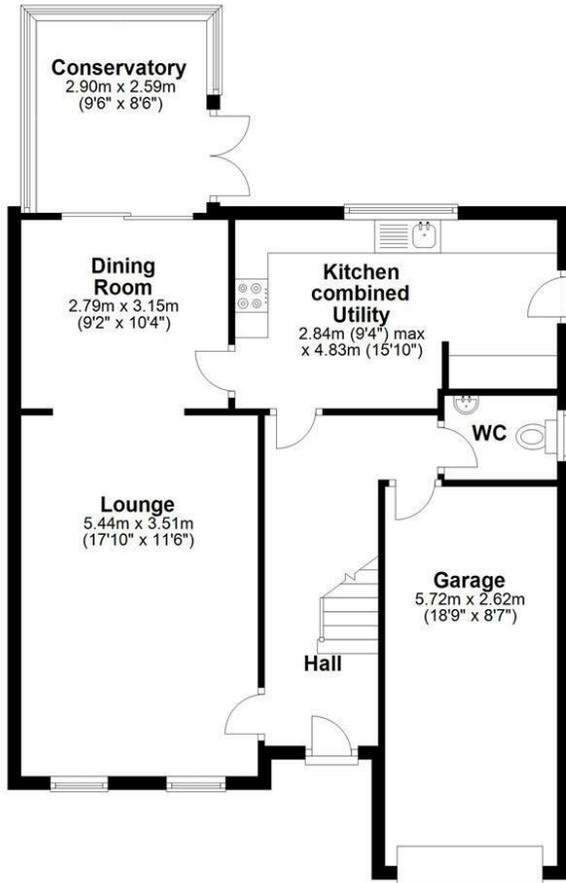
Draft details awaiting vendor approval and subject to change  
Awaiting revised EPC checks



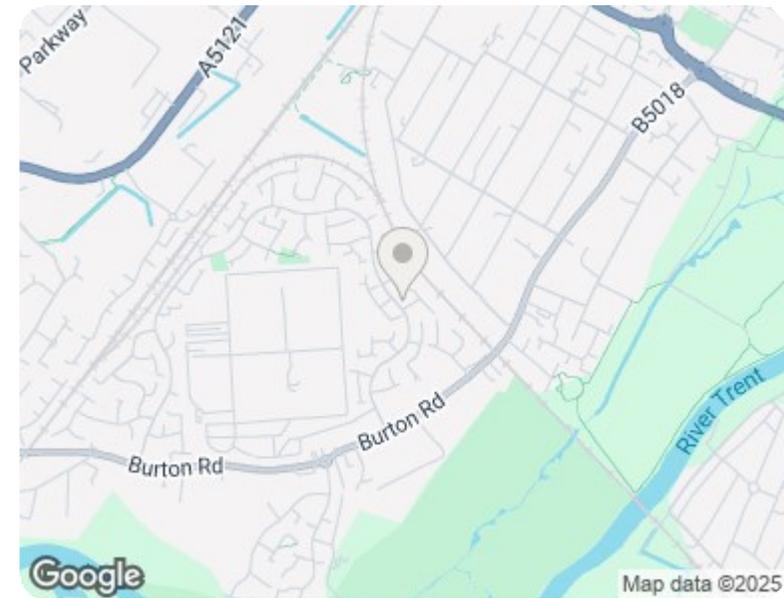
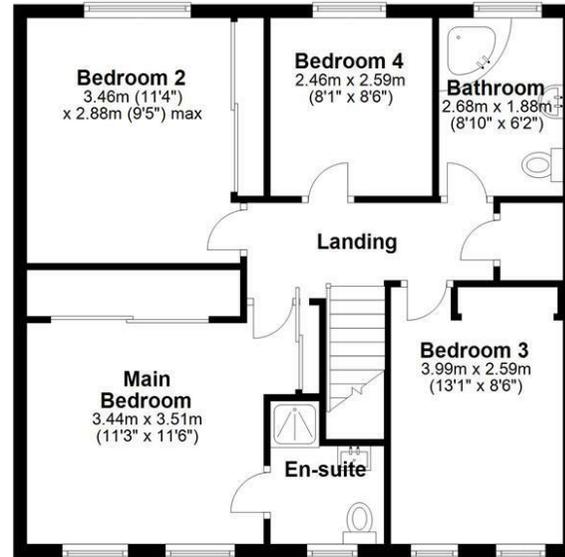




### Ground Floor



### First Floor



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Plan produced using PlanUp.

## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>84</b>
(69-80) <b>C</b>	<b>73</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	

## Council Tax Band D

## Freehold

**Services.** If & where stated in the details main's water, gas and electricity are understood to be available to the property, none of these have been tested or investigated for connection, nor any of the appliances attached thereto, have been tested by Nicholas Humphreys, who gives no warranties as to their condition or working order.

**Money Laundering.** Under the Protecting Against Money Laundering and Proceeds of Crime Act 2002, we must point out that any successful purchasers proceeding with the purchase will be asked for identification ie: Passport, Driving Licence, and recent Utility Bill. This evidence will be required prior to solicitors being instructed in the purchase of a property.

**Survey.** We advise all buyers to undertake their own investigations into the condition of the property and surroundings by an independent survey. We the Agent do not conduct a survey of the property and cannot advise on structural defects or materials used. Independent advice is required before exchange and completion,.

**Agent Note.** Whilst every care has been taken in preparation of these details, they are for guidance purpose only. All measurements are approximate, and whilst every care has been taken for accuracy, their accuracy should not be relied upon. Buyers are advised to recheck measurements and inspect the property before exchange of contracts to confirm they are satisfied with the condition of the property and surroundings before completion of the purchase. New development sites are increasingly implementing an on site annual management charge, all sale of property could be subject to this charge, to be verified & confirmed by your acting solicitor/ conveyancer before exchange of contracts.

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