



62 Fairway

Branston, Burton-On-Trent, DE14 3EJ

Asking price £269,995



Dwellings Estate Agents are proud to present this three-bedroom detached family home to the market. The property is located in the popular area of Branston, close to the Branston Golf and Country Club. This property is situated with easy access to the amenities of Burton town centre, as well as nearby transportation links. The house is being sold CHAIN FREE & VACANT POSSESSION.

The accommodation has the benefit of uPVC double glazing and gas central heating throughout.

This stunning property is immaculately presented throughout and is set over two floors. The ground floor is comprised of two spacious reception rooms, a fitted kitchen, a separate utility room, and a W/C. A family bathroom and three double bedrooms make up the first floor, with the master bedroom benefitting from having an en suite. Outside, there is a driveway which offers parking for one vehicle. There is also a single garage. To the rear there is a well maintained garden.

The Vendors are "Legally Seller Ready". What do we mean by this term? The Vendors already have solicitors instructed, contracts have been prepared, and searches have been requested on their home. The searches



RECEPTION ROOM 13'5" x 14'1" (4.11m x 4.31m)
with UPVc double glazed window to the front elevation, feature fireplace, laminate flooring and radiator.

DINING ROOM 7'7" x 9'9" (2.32m x 2.98m)
with UPVc double glazed patio doors to the rear elevation, laminate flooring and radiator.

KITCHEN 9'4" x 9'0" (2.85m x 2.76m)
with UPVc double glazed window to the rear elevation, a range of matching wall and base units with roll top work surfaces, inset sink and drainer, built in double oven and hob with extractor over, tiled floor and radiator.

UTILITY ROOM 5'8" x 9'0" (1.73m x 2.76m)

MASTER BEDROOM 13'5" x 11'1" (4.09m x 3.38m)

EN SUITE 8'10" x 7'10" (2.71m x 2.41m)

BEDROOM TWO 8'10" x 12'10" (2.71m x 3.93m)

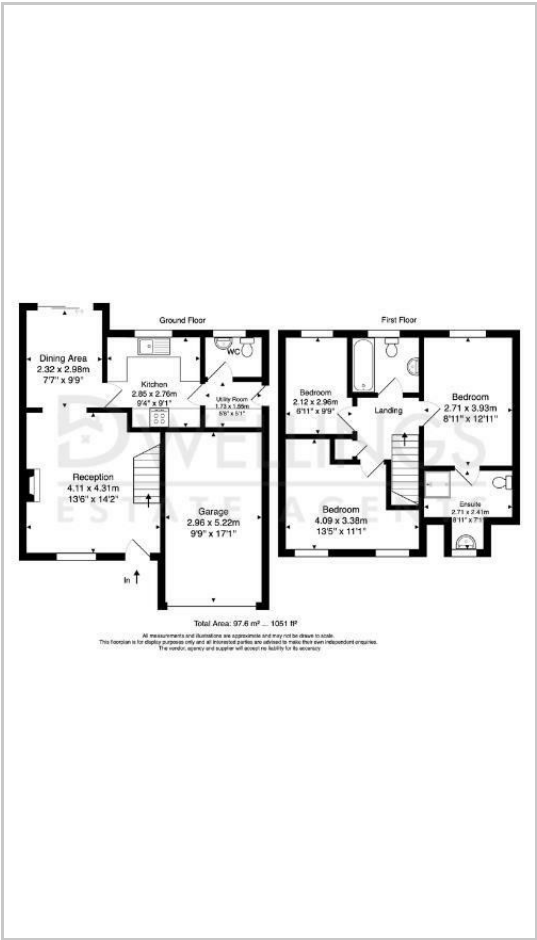
BEDROOM THREE 6'11" x 9'8" (2.12m x 2.96m)

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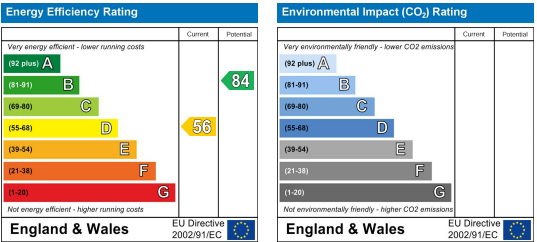
Area Map



Floor Plans



Energy Efficiency Graph



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