



Hazel Crescent  
Branston



# Hazel Crescent Branston



Lovett&Co. Estate Agents are pleased to offer for sale this immaculately presented two bedroom mid terraced house situated on a new residential development in Branston. Being offered with NO CHAIN.

The property is only 3 years old and still has 7 years NHBC guarantee remaining.

Internally there is a spacious front lounge and large rear kitchen diner plus guest WC, landing leading to the two double bedrooms and modern bathroom. There is also a good sized private rear plus a two car driveway to the front.

Other benefits include UPVC double glazing, Ring doorbell and a NEST central heating system.

The property is within a good commutable distance of Burton town centre and benefits from a variety of public houses, restaurants, super markets and shopping centres. Commuter routes including A38 linking to various midland motorways as well as cross country and intercity rail network at Burton train station

## LOUNGE:

Composite front door, ceiling light point, radiator, vinyl flooring, doors to guest w/c and lounge.

## LOUNGE:

15' 1" x 14' 9" (4.60m x 4.50m)  
Carpeted flooring, ceiling light point, radiator, TV aerial and phone sockets, stairs to the first floor, window to front and door through to the kitchen diner.

## KITCHEN:

15' 0" x 8' 4" (4.56m x 2.55m)  
Range of matching modern fitted wall and base units incorporating cabinets, drawers and work surfaces, inset bowl sink and drainer with mono tap, integrated oven and 4 ring gas hob with extractor hood, space and plumbing for a washing machine and fridge freezer, vinyl flooring, spot lights and ceiling light point, window and French doors to the rear garden plus ample space for a dining table and chairs.

## GUEST WC:

Modern white suite comprising: low level WC, wash hand basin, vinyl flooring, radiator and light point.

## FIRST FLOOR LANDING:

Carpeted flooring, ceiling light point, doors off to two bedrooms, family bathroom and access to the loft space.

## MASTER BEDROOM:

15' 1" x 8' 5" (4.60m x 2.56m)  
Built in wardrobe, carpeted flooring, radiator, ceiling light point and window to rear.

## BEDROOM TWO:

15' 1" x 8' 2" (4.60m x 2.48m)  
Carpeted flooring, ceiling light point, radiator and window to front.

## FAMILY BATHROOM:

White suite comprising: bath with shower over, pedestal wash hand basin, low level W/C, heated towel rail, tiled splash backs, vinyl flooring and ceiling light point.





### EXTERNALLY:

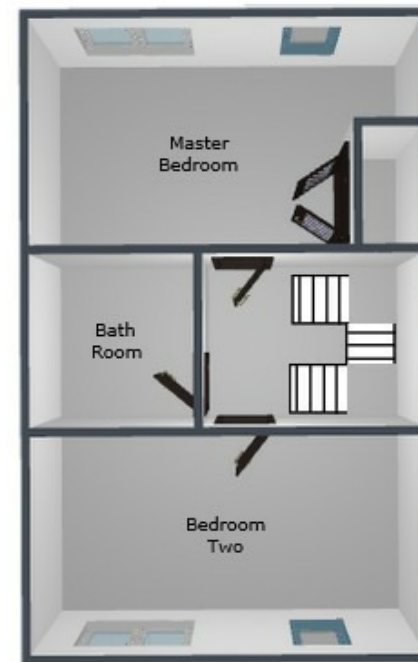
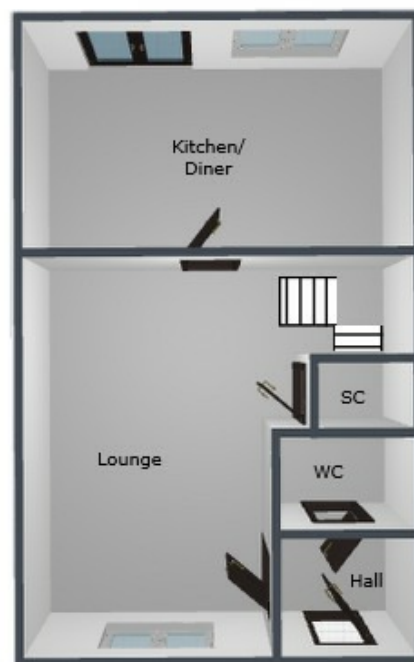
At the front is a tarmac drive with parking for two vehicles which leads to the side access gate to the rear garden. The private rear garden features; fenced borders, patio area ideal for entertaining, lawn and space for a shed.

### VIEWING:

Please contact us on 01543 889410 if you would like to arrange a viewing appointment for this property or require further information.

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