



2 Bryony, Branston, Burton, DE14 3QQ

Offers In Excess Of £499,500

This immaculate, detached family home features 5 double bedrooms (including 2 en-suites), 3 charming reception rooms, an open-plan kitchen, a stylish bathroom, hi-tech amenities, a south-west facing garden, an oversize double garage, and is ideally located near Branston Leas nature reserve with excellent transport links and local amenities.

## Summary Description

We are delighted to present this immaculate detached property, currently listed for sale. This residence is an exquisite blend of sophistication and functionality, making it an ideal home for families.

Boasting 5 well-proportioned double bedrooms, the property offers spacious living accommodation. The master bedroom and second bedroom are both en-suite, while the third and fifth bedrooms feature built-in wardrobes. All bedrooms exude a sense of tranquillity and comfort.

The property comes with 3 reception rooms, each with its own unique charm. The first room, which serves as a lounge, is graced with a fireplace, providing a cosy and inviting space for relaxation. The second reception room, which is used as a dining room, offers easy access to the garden and a serene garden view. The third room is a multifunctional space that can be tailored to your specific needs.

The open-plan kitchen is a chef's delight equipped with a utility room and plumbing for an American style refrigerator. The generous dining space bathed in natural light, combined with easy access to the garden, makes it the perfect setting for hosting dinner parties or enjoying family meals.

The property also features a stylish bathroom that impresses with its impeccable design. Additional unique features include a hi-tech alarm, nest central heating system, high-quality flooring, and a fireplace. The property also benefits from a south-west facing garden, an oversize double garage, and driveway parking for at least three vehicles parked side by side.

The property's location is another of its major assets. It is close to Branston Golf & Country Club and is well-connected with public transport links. Local amenities, green spaces, nearby parks, strong local community, and walking routes further enhance the appeal of this property.

In conclusion, this property represents a perfect blend of style, comfort, and convenience. Its immaculate condition and thoughtful design make it a versatile dream home for any discerning buyer.

## Entrance Hall

Having wood effect flooring and matwell entrance carpet, neutral decor with front aspect part decorative obscure glazed composite main entrance door with side window, under stairs storage, telephone point, radiator.

## Lounge

16'6" x 10'7" (5.03 x 3.25)



Having wood effect flooring and neutral decor with front aspect upvc double glazed window, Adam style fireplace with living flame gas fire, tv point, two radiators, open to:-

## Dining Room

9'4" x 8'11" (2.86 x 2.73)



Having wood effect flooring and neutral decor with rear aspect upvc double glazed French doors to garden, radiator.

## Breakfast Kitchen

13'5" x 28'5" (4.09 x 8.67)



Having wood effect flooring and neutral decor with three rear aspect upvc double glazed windows, upvc French doors to garden, a range of fitted wall and floor units to shaker style with roll edge worktop and tiled splashbacks, inset composite sink with drainer, vegetable preparation and chrome mixer tap, inset stainless steel 6 burner gas hob with chimney style extractor hood over, integrated double electric oven, plumbing for water dispensing refrigerator, two radiators.

## Study

16'5" x 7'10" (5.01 x 2.41)



Having wood effect flooring and neutral decor with front aspect upvc double glazed window, tv point, telephone point, radiator.

## Utility

11'9" x 8'2" (3.59 x 2.51)

Having wood effect flooring and neutral decor with rear aspect part obscure upvc double glazed door to garden, a range of fitted wall and floor units with roll edge worktop and tiled splashbacks, inset composite sink with drainer and mixer tap, under counter space and plumbing for appliances, radiator.

## Guest Cloakroom

Having wood effect flooring and neutral decor, low flush wc, pedestal wash hand basin with chrome hot and cold taps, tiled splashback, radiator.

## Stairs/Landing

Carpeted and neutrally decorated with wooden spindle balustrade, airing cupboard, access to roof space.

## Bedroom One

14'7" x 10'9" (4.45 x 3.3)

Carpeted and neutrally decorated with front aspect upvc double glazed window, fitted wardrobes, radiator, tv point.

## En Suite Bathroom

9'6" x 8'1" (2.9 x 2.47)



Having tile effect flooring and neutral decor with front aspect obscure upvc double glazed window, four piece white bathroom suite comprising low flush wc, pedestal wash hand basin with chrome hot and cold taps, bathtub with chrome mixer tap having shower attachment and separate shower enclosure with plumbed shower, tiled and mirror splashbacks, shaving light, radiator.

## Bedroom Two

15'6" x 11'3" (4.73 x 3.43)



Carpeted and neutrally decorated with front aspect upvc double glazed window, fitted wardrobes, over stairs cupboard, tv point, telephone point, radiator.

## En Suite Shower Room

Having wood effect flooring and neutral decor with front aspect

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obscure upvc double glazed window, pedestal wash hand basin with chrome hot and cold taps, low flush wc, shower enclosure with plumbed shower, tiled splashbacks, shaving point, radiator.

### Bedroom Three

13'5" x 10'9" (4.11 x 3.28)



Carpeted and neutrally decorated with rear aspect upvc double glazed window, fitted wardrobes, radiator.

### Bedroom Four

11'3" x 8'1" (3.43 x 2.48)



Carpeted and neutrally decorated with rear aspect upvc double glazed window, fitted wardrobe, radiator.

### Bedroom Five

7'7" x 11'3" (2.33 x 3.45)



Carpeted and neutrally decorated with rear aspect upvc double glazed window, radiator.

### Family Bathroom

7'7" x 5'8" (2.32 x 1.75)



### Garage

18'8" x 20'7" (5.7 x 6.29)

A slightly oversized double garage with twin metal up and over doors, light and power.

### OUTSIDE

#### Frontage and Driveway

A block paved driveway with adequate parking for at least three vehicles parked side by side, lawn, herbaceous planting to border at side.



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Lettings: 01332 511000  
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## Rear Garden



Accessed via a side gate from the driveway you will find an enclosed, walled, generously proportioned garden which has been landscaped to provide a mixture of block paved patio, lawn, herbaceous borders, cold water tap, outside power socket.

## Additional information provided by owner

**FLOORING:** Downstairs mainly Coretech plus which is on par with Kardean/Amtico. Upstairs is mainly carpeted but has benefit of floorboards.

**HALLWAY:** One of 3 alarm keypads operated by key fob or by code. Can also be activated/deactivated remotely by app. Nest Central Heating system. Can be managed remotely by app.

**LIVING ROOM:** Gas fire with flue and chimney.

**KITCHEN:** USB ports for charging. Plumbed for American fridge freezer. LED downlights

**AIRING CUPBOARD:** Advantage of radiator installed for drying. Greenstar 42 CDI Worcester Bosch combi with full-service record.

**LANDING:** Alarm keypad for night setting.

**ENSUITE BATHROOM:** King Size Bath. LED Lighting (bathroom can be reconfigured for door where towel rail is to provide access from landing- to give Jack and Jill bathroom)

**UTILITY:** Vented to outside wall for tumble dryer. Also alarm keypad near rear door.

**GARDEN:** Southwest facing garden – with sun most of the day. Concrete gravel boards and brick wall. Outside twin electrical point. Private area and not overlooked in the summer from houses directly behind when trees have their leaves on.

**GARAGING and outside front:** Room for 3 cars side by side on the front and room for more. Larger than average double garage which is alarmed.

**Additional:** Scope subject to planning for extension over second garage and utility/ conversion of garage/ extension out back.

## Material Information

Verified Material Information

Council tax band: E

Council tax annual charge: £2587.77 a year (£215.65 a month)

Tenure: Freehold

Property type: House

Property construction: Standard form

Number and types of room: 5 bedrooms, 3 bathrooms, 4 receptions

Electricity supply: Mains electricity

Solar Panels: No

Other electricity sources: No

Water supply: Mains water supply

Sewerage: Mains

Heating: Central heating

Heating features: Double glazing

Broadband: FTTC (Fibre to the Cabinet)

Mobile coverage: O2 - Excellent, Vodafone - Excellent, Three - Excellent, EE - Excellent

Parking: Garage, Driveway, Private, and Off Street

Building safety issues: No

Restrictions - Listed Building: No

Restrictions - Conservation Area: No

Restrictions - Tree Preservation Orders: None

Public right of way: No

Long-term flood risk: Yes

Coastal erosion risk: No

Planning permission issues: No

Accessibility and adaptations: None

Coal mining area: No

Non-coal mining area: Yes

Energy Performance rating: D

For further Material Information about this property please visit: <https://moverly.com/sale/4du1FqDgjEezWYw6zS7QzB/view>

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The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.

## Disclaimer 03/2021

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Floor plans are not drawn to scale and room dimensions are subject to a +/- 50mm (2") tolerance and are based on the maximum dimensions in each room. Intending purchasers should not rely on them as statements of representation of fact but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property or offer any legal advice regarding any aspect of the property and any buyer should consult their own legal representative on any such matters.

## Buying to Let?

Guide achievable rent price: £2000 pcm

The above as an indication of the likely rent price you could achieve in current market conditions for a property of this type, presented in good condition. Scoffield Stone offers a full lettings and property management service, so please ask if you would like more information about the potential this property has as a 'Buy to Let' investment.

## Location / what3words



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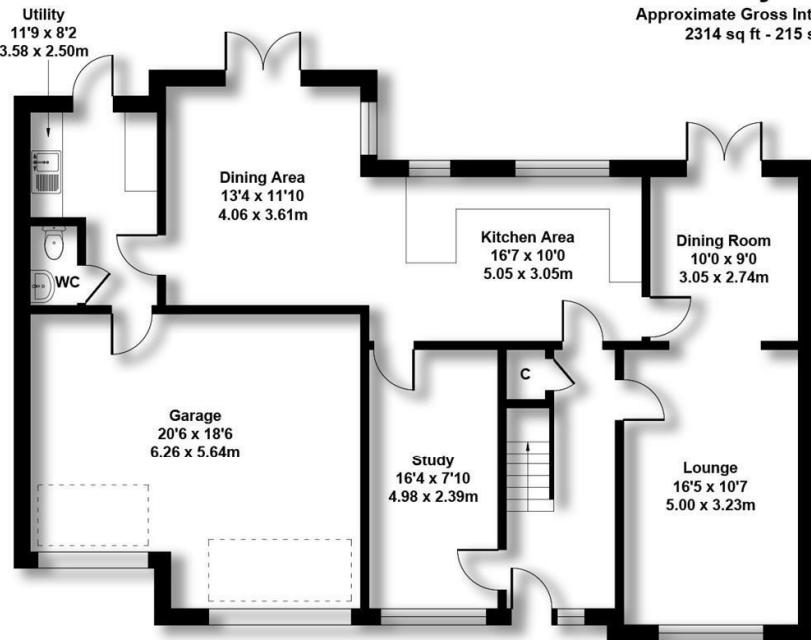
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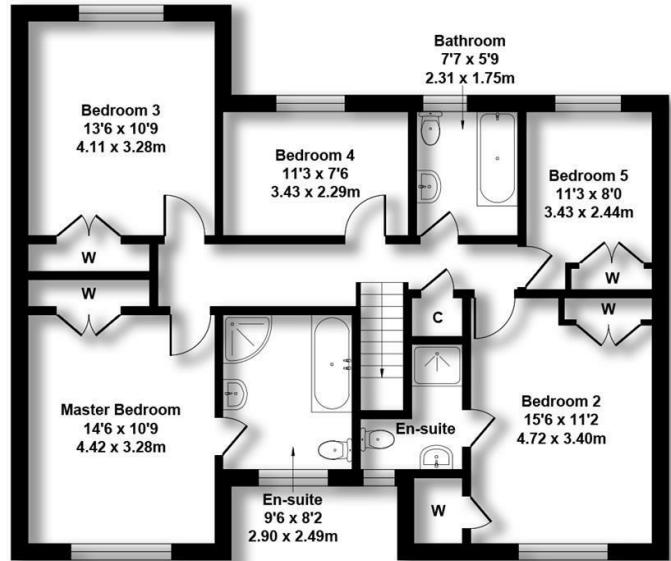
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## 2 Bryony

Approximate Gross Internal Area  
2314 sq ft - 215 sq m

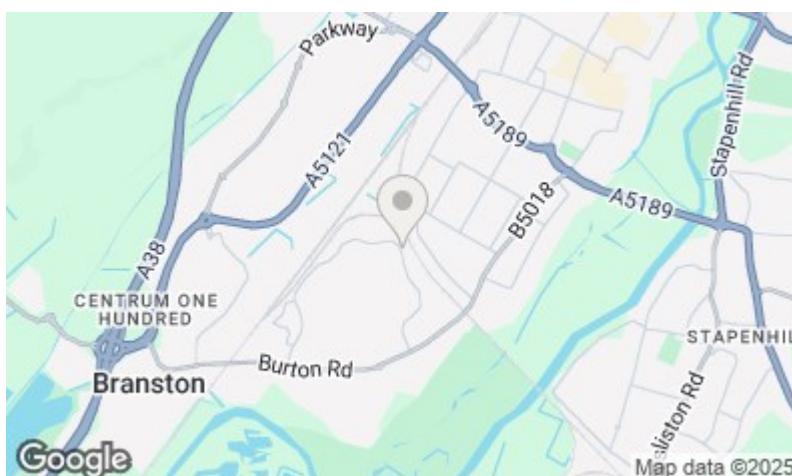


GROUND FLOOR



FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2024  
For Illustrative Purposes Only.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs		67	79
EU Directive 2002/91/EC			
England & Wales			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
EU Directive 2002/91/EC			
England & Wales			



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