ABODE
SALES & LETTINGS

Haydock Close, Branston, DE14 3GW

Asking Price £260,000



https://www.abodemidlands.co.uk







Three-bedroom detached family home occupying a pleasant position within Haydock Close, offering well-proportioned accommodation across two floors, together with a conservatory, driveway garage, parking and gardens to the front and rear. The ground floor provides a spacious living room, kitchen diner, conservatory and guest WC, while the first floor offers three bedrooms and a family bathroom. The property presents an excellent opportunity for buyers seeking a detached home with a practical arrangement of living accommodation and additional space for entertaining.

ABODE
SALES & LETTINGS

Accommodation

Ground Floor

The accommodation opens into an entrance hallway, providing access to the guest WC, living room and staircase rising to the first floor.

The living room is a generously proportioned reception space, benefiting from natural light through windows to the front and side elevations. Its spacious layout provides ample room for a range of lounge furnishings, creating a comfortable setting for everyday relaxation and entertaining. An opening leads through to the kitchen diner, allowing the principal ground floor accommodation to flow naturally between the two rooms.

The kitchen diner extends along the rear section of the property, providing a dedicated space for meal preparation and family dining. The room offers a practical arrangement for everyday use, with space for a dining table and direct access into the adjoining conservatory.

Positioned to the rear, the conservatory provides a further reception area, benefiting from glazing to the surrounding elevations and double doors opening onto the rear garden. This additional space offers flexibility for use as a sitting area or informal dining room, while providing a connection between the internal accommodation and outside space.

Completing the ground floor is a conveniently positioned guest WC, accessed from the entrance hallway.



First Floor

The first-floor accommodation comprises three bedrooms and a family bathroom, all arranged off the landing.

The master bedroom offers space for a double bed and other furniture, with an en-suite shower room having a shower, wash hand basin and low level WC. Two further bedrooms complete the first floor. The family bathroom serves the first-floor accommodation.




ABODE




ABODE


ABODE


ABODE


ABODE







Outside

To the front, the property occupies a position within an established residential cul-de-sac, with a lawned frontage and driveway with garage to the side providing off-road parking.

The rear garden can be accessed directly from the conservatory, extending the usable living space outdoors and providing an area for relaxation and entertaining.


ABODE


ABODE


ABODE


ABODE


ABODE


ABODE


ABODE


ABODE


ABODE

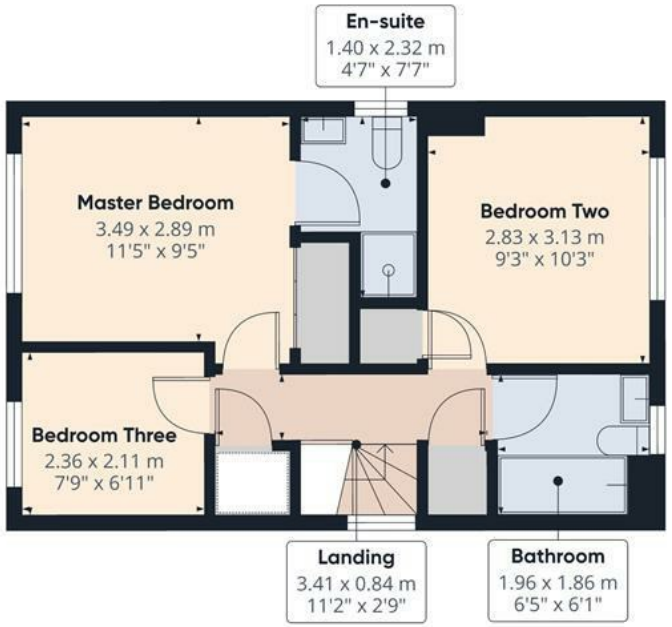

ABODE


ABODE


ABODE



Floor 0



Floor 1



ABODE

Approximate total area(1)

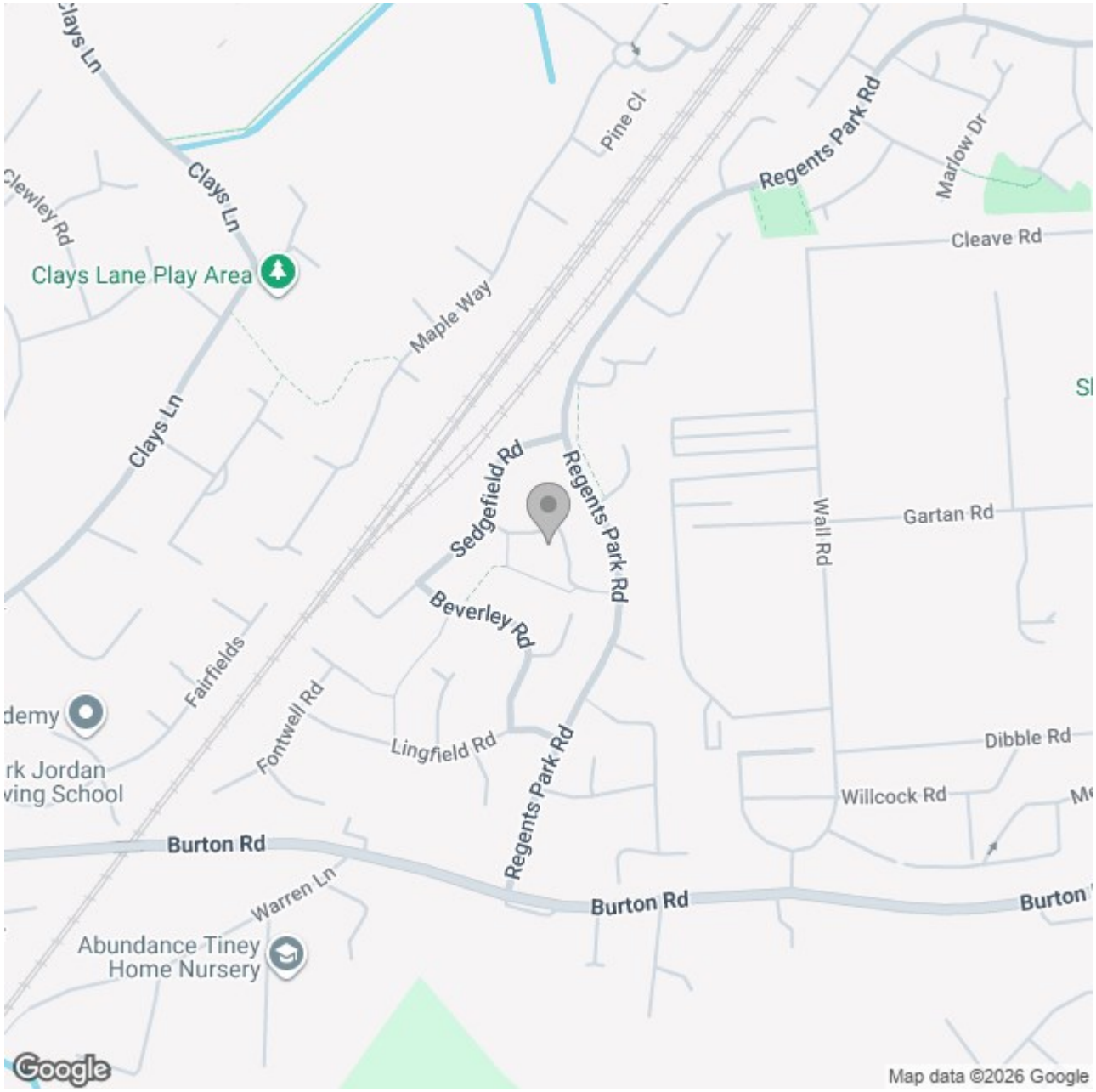
81.8 m²

882 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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		
England & Wales	EU Directive 2002/91/EC	

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. 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 firms employment has the authority to make or give any representation or warranty in respect of the property.