





A rare opportunity to acquire an outstanding, fully renovated three-bedroom semi-detached home, offering an immaculate interior with a sleek, newly appointed kitchen-diner equipped with high-quality integrated appliances, three spacious double bedrooms, and a stylish new family bathroom. Set on a generous fifth-of-an-acre plot with a vast garden, it presents fantastic potential for development and future expansion, subject to planning. The large driveway accommodates up to four vehicles, with room for more if desired. Located in a sought-after area with excellent access to amenities and transport links, this property combines style, space, and superb future scope.



Ground Floor

Step through the entrance front door with an elegant glazed arch and enter a welcoming hallway, warmed by a central heating radiator and featuring a staircase leading up to the first floor, complete with convenient under-stairs storage. From here, doors open into a bright, inviting living room at the front of the property, where a large bay-fronted double-glazed window bathes the room in natural light. The space is styled with classic coving, a picture rail, and a beautiful feature fireplace with an attractive hearth, creating a perfect ambience for relaxation or entertaining.

The kitchen-diner is a real highlight, newly appointed and designed with both style and practicality in mind. This contemporary kitchen boasts a sleek resin sink with mixer tap set into a composite worktop, complemented by stand-up splash backs. A breakfast bar with seating overhang invites easy socialising while cooking. A range of high-quality base and wall-mounted units provide ample storage, while a premium AEG electric oven, induction hob, and extractor fan offer everything a modern chef needs. The space is further enhanced by recessed spotlighting, coving, and a picture rail, while double-glazed windows to the rear and side fill the room with light. There is also space for a washing machine, making it a truly functional heart of the home. A door from the kitchen leads to a rear porch, complete with double-glazed UPVC windows to the rear and side, a side access door, a useful built-in storage cupboard, and a separate WC.







First Floor

Ascend the staircase from the hallway to the first-floor landing, which benefits from a double-glazed side window and a pull-down loft hatch with ladder, providing access to a fully boarded loft – perfect for additional storage. The master bedroom is an impressive space, complete with a double-glazed window overlooking the extensive rear garden, a central heating radiator, elegant coving, and four full-height mirrored wardrobes for excellent storage. Bedroom two is positioned at the front of the property and is a delightful, bright space with a double-glazed window, central heating radiator, and a chimney breast with a fireplace recess. Bedroom three, also at the front, offers a double-glazed window to the front elevation, central heating radiator, and is a versatile space.



The family bathroom is sleek and modern, featuring a stylish three-piece suite, including a low-level WC with integrated flush, a vanity unit with a wash hand basin and mixer tap, and a full-size bath with a gravity shower and handset over. A double-glazed rear window, partially tiled walls, and a heated ladder towel rail complete this luxurious bathroom.

Outside

The property sits on an expansive fifth-of-an-acre plot, offering a wealth of outdoor space and potential. The front driveway comfortably accommodates up to four vehicles, with further scope for parking on the adjacent garden area if desired. A newly installed timber fence encloses the left boundary, with a gate providing access to the rear garden. A pathway leads to the front entrance door.



The rear garden is truly vast, primarily laid to lawn with a designated patio area perfect for outdoor seating, dining, and entertaining. Two large sheds provide excellent storage options, and the garden's ample size offers outstanding potential for future development or extension, subject to planning. Whether you're looking for space, style, or scope, this property combines it all in a popular residential location with great access to amenities and transport links.

Location

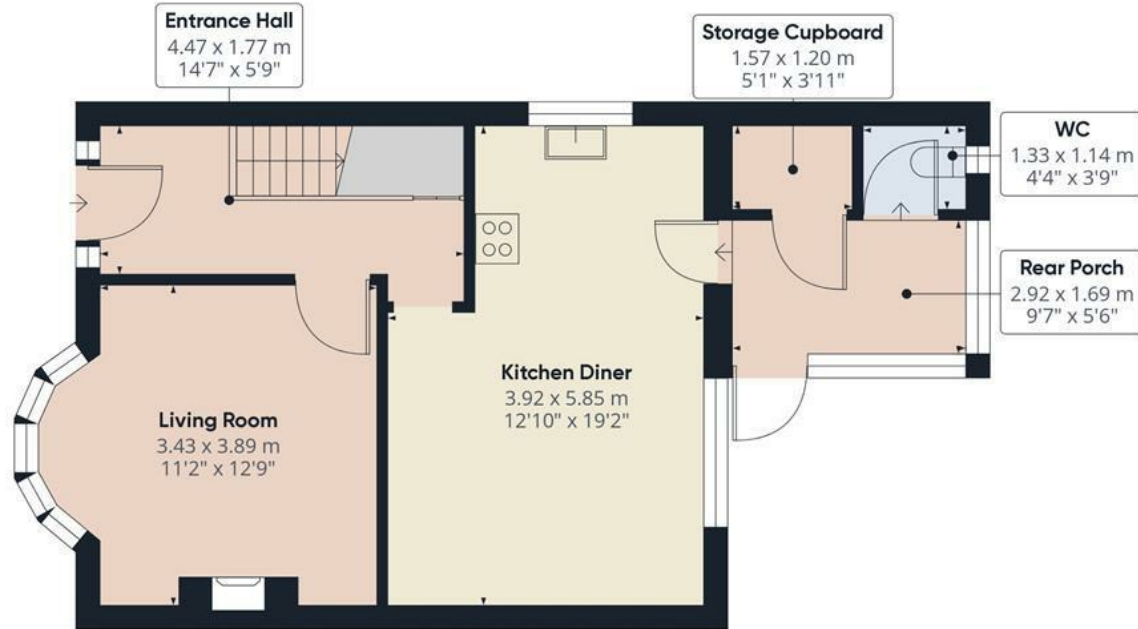
Branston is a sought-after area known for its blend of modern amenities and charming surroundings, offering residents a convenient yet peaceful lifestyle. The area is rich in local amenities, with supermarkets, shops, and healthcare facilities nearby, making day-to-day life easy and accessible. Branston is also home to a variety of restaurants, cafés, and traditional pubs, such as the Bridge Inn and Branston Golf and Country Club, which offer fantastic dining and leisure options.

For families, Branston provides several reputable schools and open green spaces, including Branston Water Park, a beautiful nature reserve ideal for walking, cycling, and bird-watching. The village has excellent transport links, with easy access to the A38, connecting residents to nearby Burton upon Trent and providing quick routes to Derby and Birmingham. Additionally, regular bus services run through Branston, and Burton upon Trent railway station, a short drive away, offers further commuting options to cities across the Midlands.

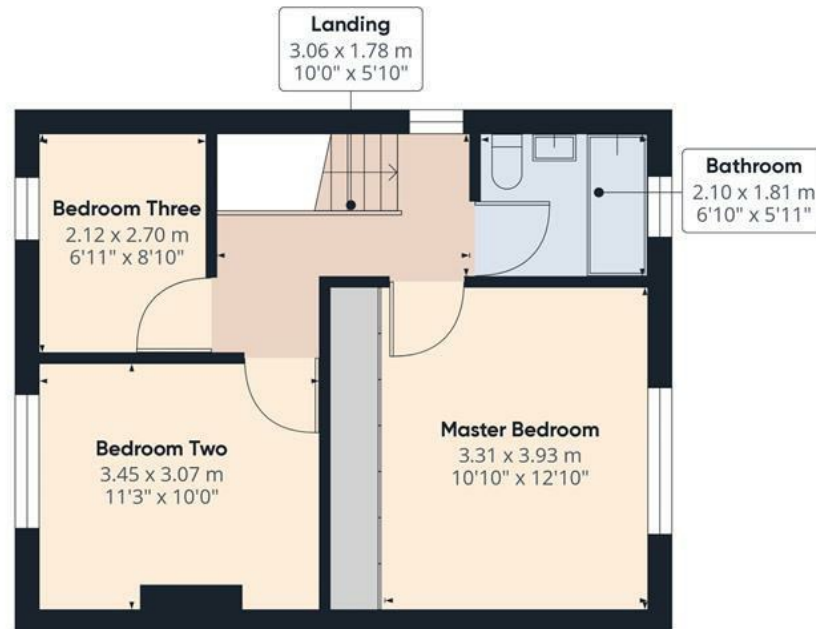








Floor 0



Floor 1

Approximate total area⁽¹⁾

92.7 m²

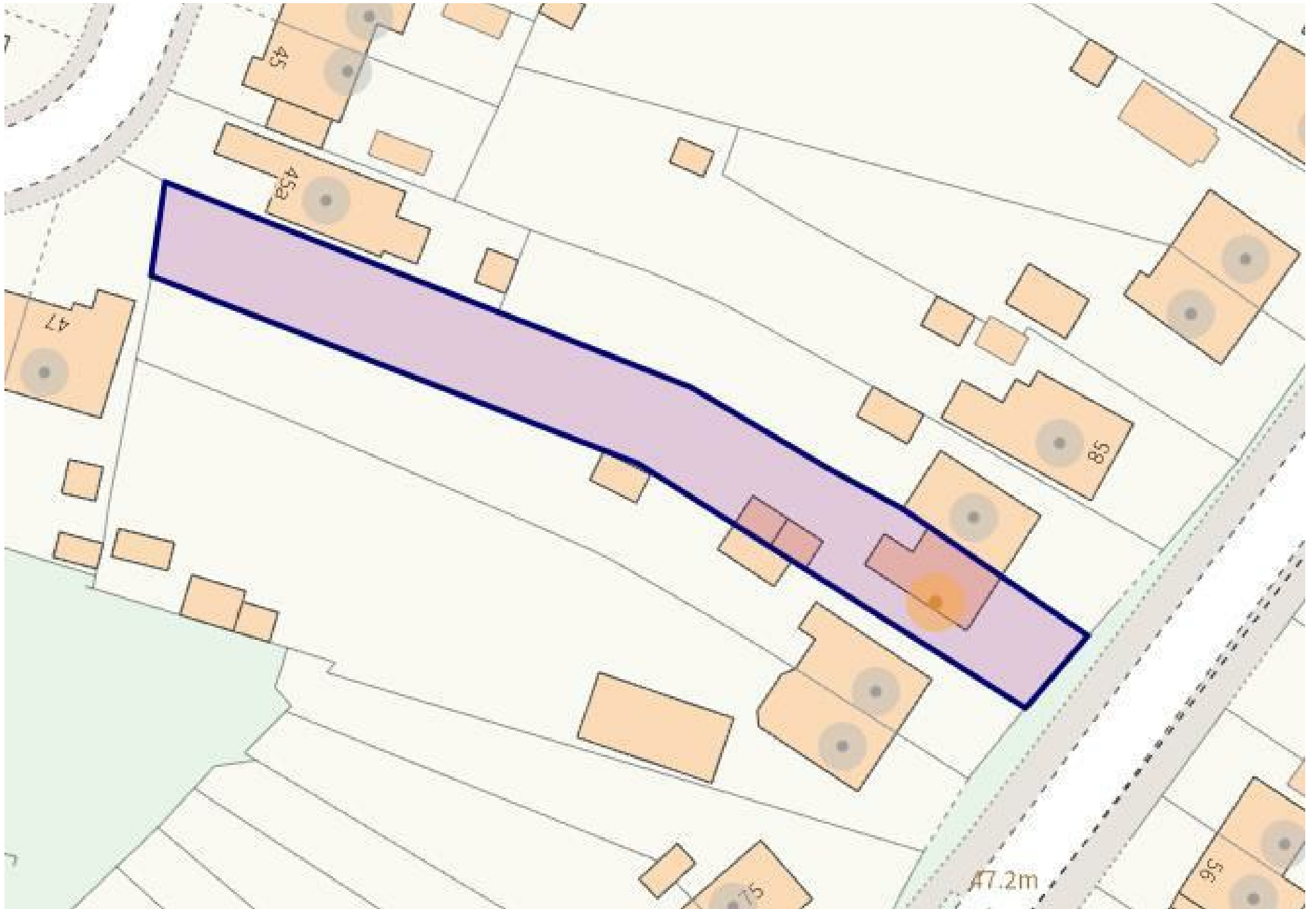
997.82 ft²

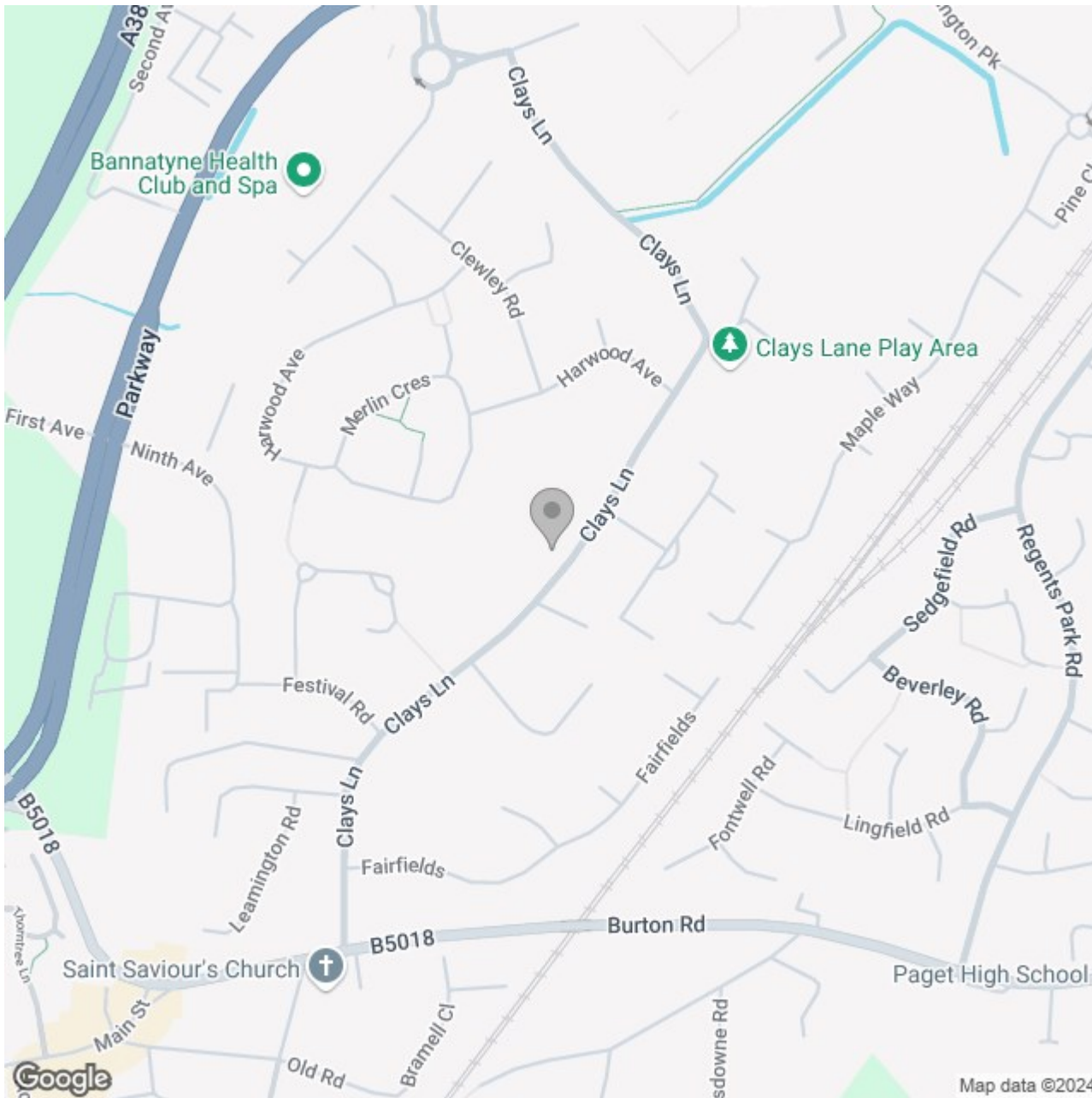
(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360





Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C	68	
(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	