





A well-presented three bedroom detached property offering spacious and modern living, situated in a convenient location close to local amenities and transport links. The home features new UPVC windows, a large living room, open-plan kitchen diner, down stairs WC, conservatory, three bedrooms including a master with en-suite, a family bathroom, off-street parking, and a landscaped rear garden with a covered seating area, making it well-suited for families and those looking for comfortable, practical living.



Accommodation

Ground Floor

The property is entered via a front door into an entrance hallway with stairs rising to the first floor and a door leading through to a spacious living room. The living room features wood-effect flooring, recessed spotlighting, a feature media wall with an inset electric fire, and a double-glazed window to the front elevation allowing natural light to flow in. To the rear of the property, there is a modern open-plan kitchen diner with a range of matching wall and base units, complementary work surfaces, an integrated double oven, gas hob with extractor, and a sink with a mixer tap. The kitchen provides space for a large fridge freezer and additional appliances, while the dining area offers space for a family table and has sliding doors leading into the conservatory. The conservatory is currently utilised as a dining space, providing views and access to the rear garden, making it an ideal area for entertaining.

First Floor

The landing provides access to three bedrooms and the family bathroom. The master bedroom is a double room with built-in storage and a door leading to a well-kept en-suite shower room with a wash-hand basin, low-level WC, and a shower cubicle with screen. The second and third bedrooms are also double rooms, both with double-glazed windows providing natural light. The family bathroom is fitted with a three-piece suite, including

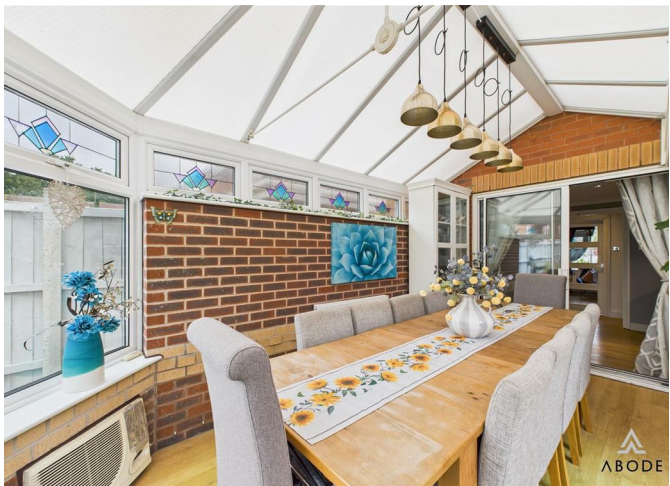
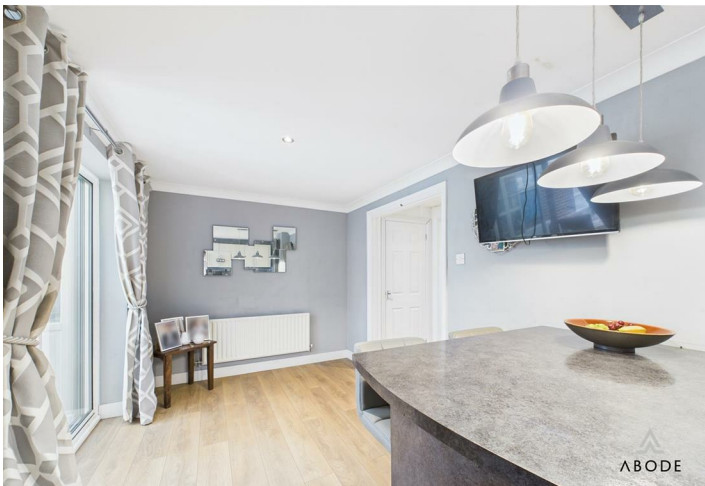


a bath with a shower over, a wash-hand basin, and a low-level WC, complemented by tiled walls and flooring.

Outside

To the front, the property benefits from a block-paved driveway providing off-street parking for multiple vehicles, with a pathway leading to the front entrance. The rear garden has been landscaped for easy maintenance, offering a lawn area bordered by well-stocked beds with established planting, and a paved patio area providing



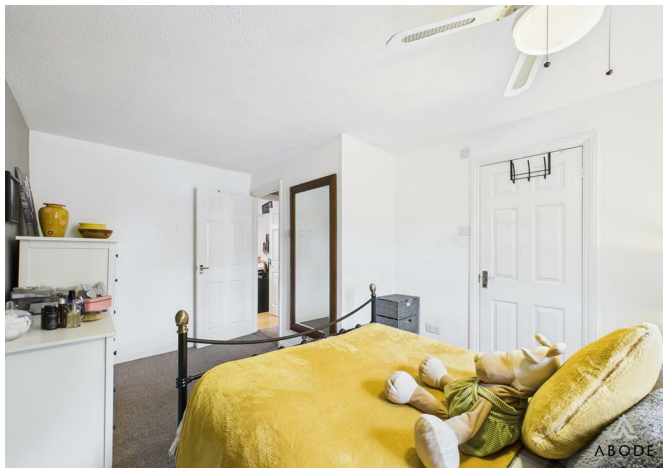




space for outdoor furniture. A notable feature of the garden is the covered seating area with timber screening, providing a sheltered space ideal for outdoor dining or relaxing in the warmer months.

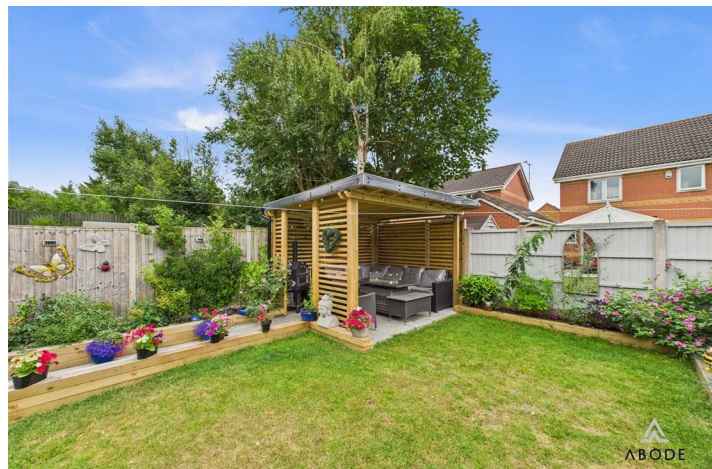
Location

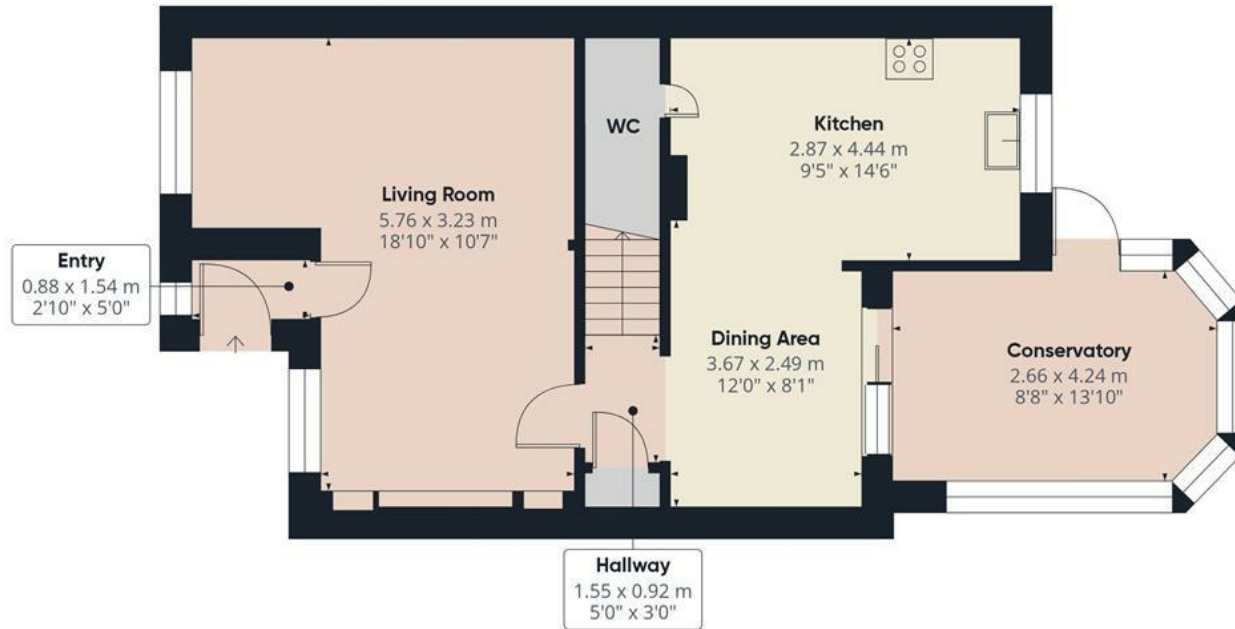
The property is located in Branston, Staffordshire, within easy reach of a range of local amenities including shops, schools, and recreational facilities. The area benefits from convenient transport links, providing easy access to nearby Burton-on-Trent town centre, major road networks including the A38, and nearby rail services, making it well-suited for commuters and families looking for a property in a popular residential area.



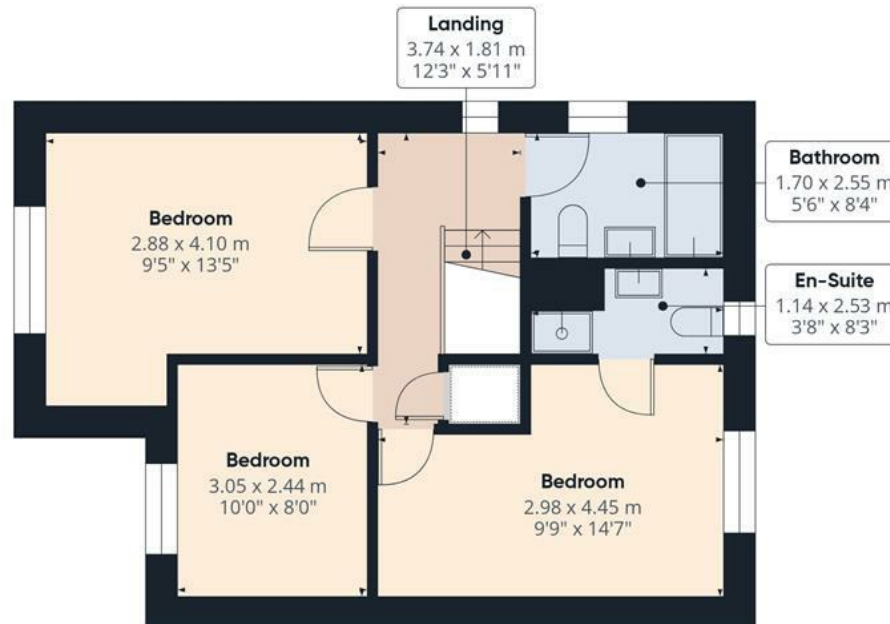








Floor 0



Floor 1

Approximate total area⁽¹⁾

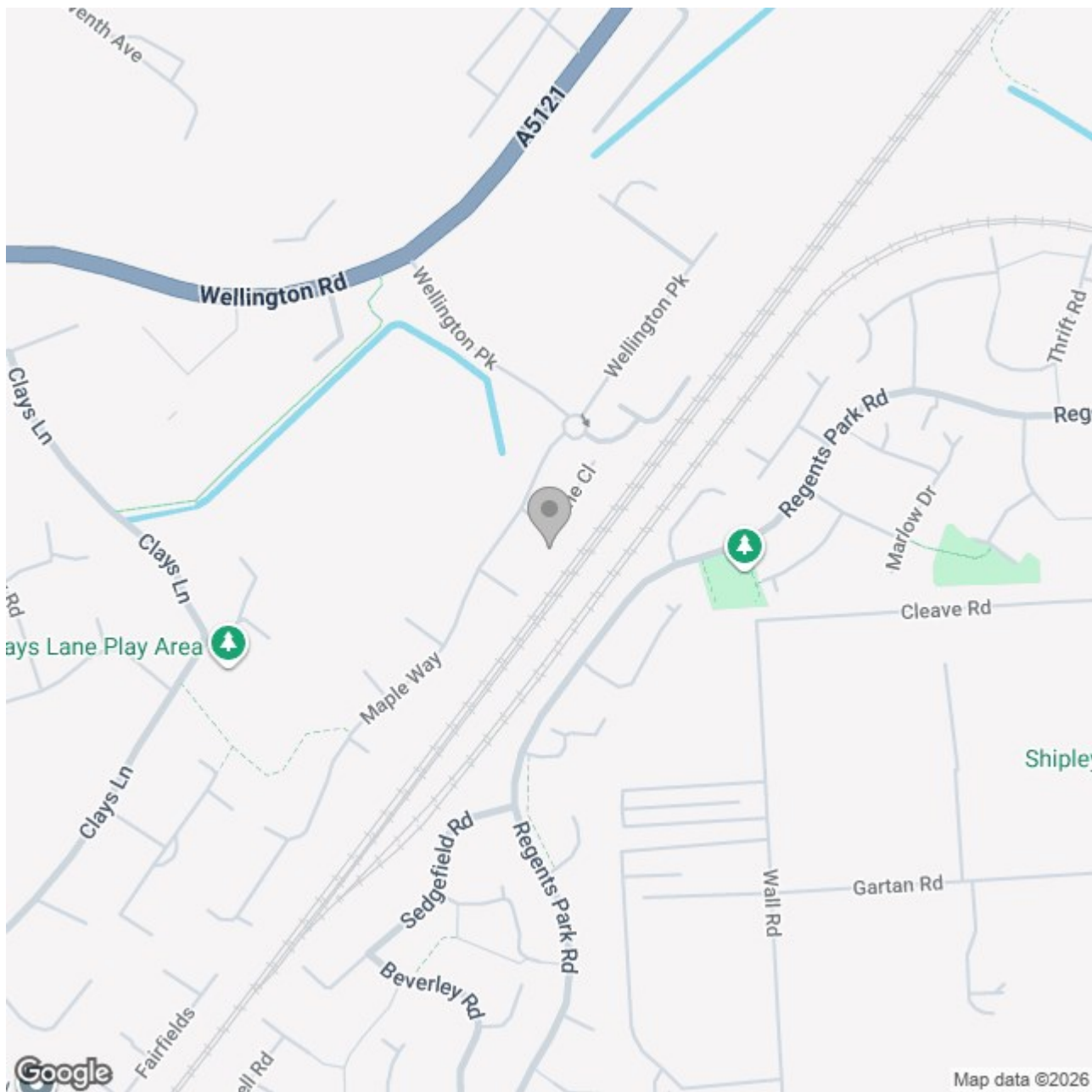
105.5 m²

1136 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 	