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SALES & LETTINGS

Higgott Close, Branston, Staffordshire, DEI4 3EB

Asking Price £325,000

https://www.abodemidlands.co.uk

Occupying a pleasant position within a popular residential area of Branston, this well-presented four-bedroom detached family home offers balanced and versatile accommodation, complemented by a generous rear garden, driveway parking and an integral garage. The property has been well maintained and benefits from a recently fitted boiler, along with underfloor heating to both the kitchen diner and the en-suite, making it an attractive and comfortable home suited to modern family living.

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Accommodation

Ground Floor

The accommodation opens via a welcoming entrance hallway with stairs rising to the first floor and doors leading to the principal ground floor rooms. To the front of the property is a good-sized living room, enjoying plenty of natural light and offering ample space for a range of seating and living furniture. To the rear, the kitchen diner spans the width of the property and is fitted with a range of wall and base units with complementary work surfaces, space for freestanding cooker and white goods. Underfloor heating enhances this space, which also provides room for a family dining table and everyday seating. From the kitchen diner, doors open into the conservatory, creating a further reception space that overlooks the rear garden and offers a versatile area for relaxation or entertaining. Completing the ground floor is a useful WC and internal access to the integral garage, ideal for storage or secure parking.

First Floor

The first floor landing provides access to four well-proportioned bedrooms and the family bathroom. The master bedroom is a generous double room and benefits from fitted wardrobes and a modern en-suite shower room, which features underfloor heating and contemporary sanitary ware. Bedrooms two and three are further comfortable double rooms, while bedroom four offers flexibility as a child's bedroom, guest room or home office. The family bathroom is fitted with a white suite including a bath with shower over, wash hand basin and WC, serving the remaining bedrooms.

Outside

To the front of the property, a driveway provides off-street parking and leads to the integral garage. The rear garden is a particular feature of the home, offering a good degree of privacy and a generous lawned area, ideal for families and outdoor entertaining. A paved patio area adjoins the conservatory, providing space for garden furniture, with established boundaries and planting enhancing the overall setting.

Location

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The property is situated within the sought-after village of Branston, which offers a range of local amenities including shops, schools and public houses, along with convenient access to Burton-upon-Trent and its wider facilities. Branston also benefits from good transport links, with road connections to surrounding towns and easy access to the A38, making it a practical location for commuters as well as families seeking a well-connected village environment.

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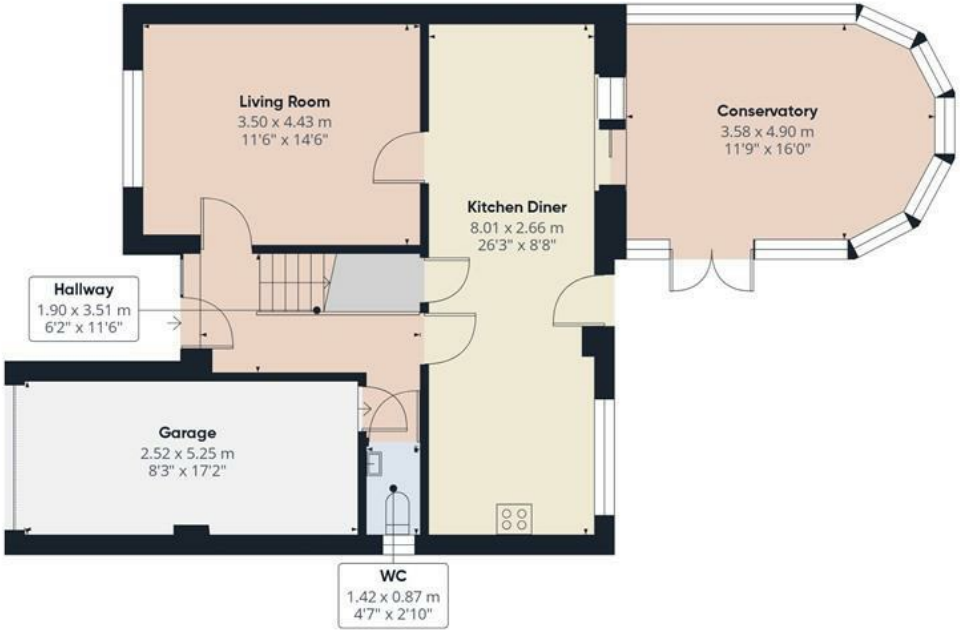

Floor 0

Floor 1

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Approximate total area(1)

128.1 m²

1379 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.

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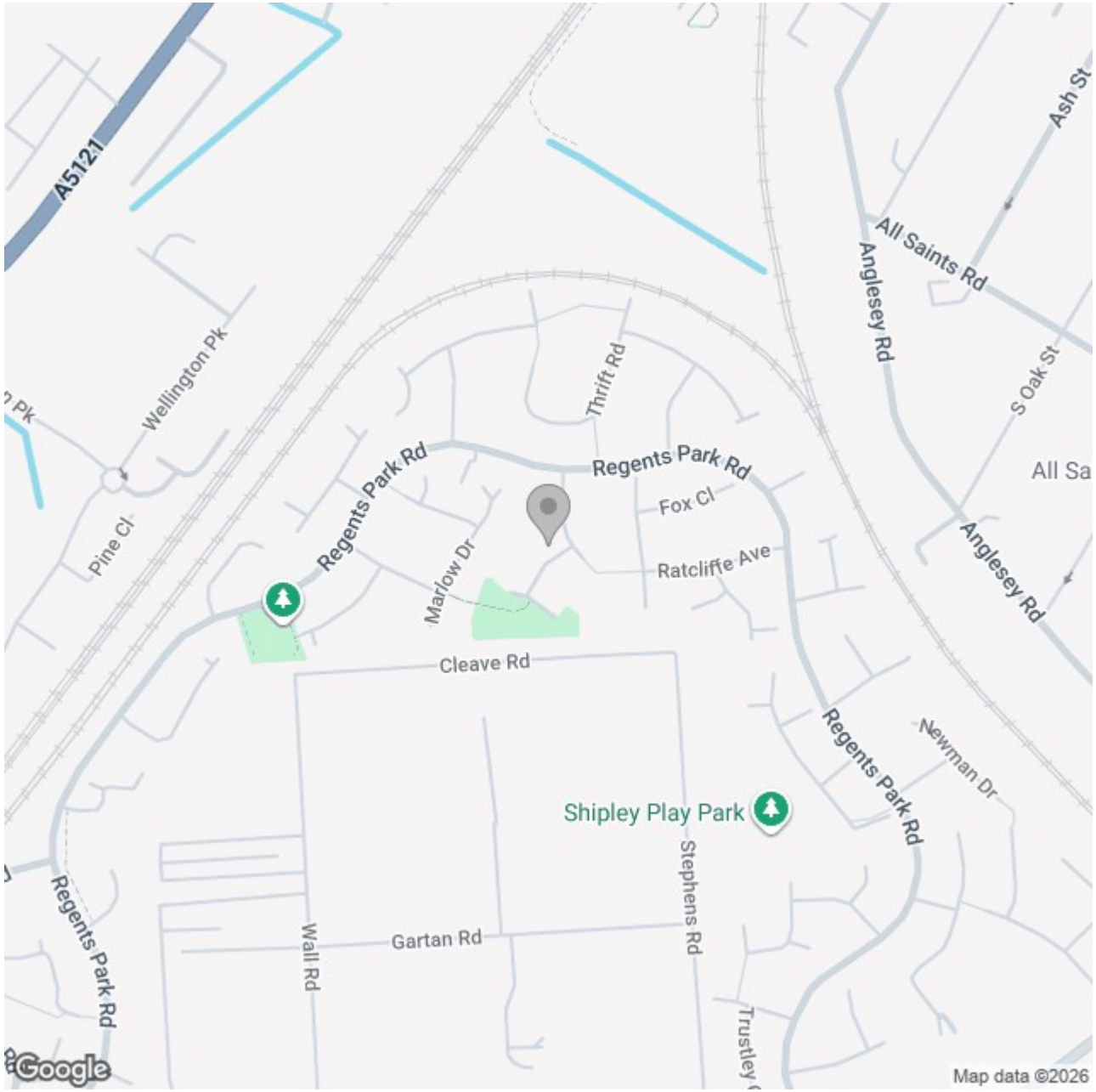

Energy Efficiency Rating

	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

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