ABODE
SALES & LETTINGS

Kingsway, Branston, DE14 3JT

Asking Price £220,000

https://www.abodemidlands.co.uk

This three-bedroom end townhouse in Branston offers well-proportioned accommodation throughout, complemented by a garage, off-street parking, and a notably generous plot for a property of its type. Positioned on a corner-style setting, the home benefits from a larger-than-average rear garden, providing excellent outdoor space alongside practical internal living.

ABODE
SALES & LETTINGS

Accommodation

Ground Floor

The accommodation opens into an entrance hallway with stairs rising to the first floor and access into the main living space. The living room is a well-sized reception area with a window to the front elevation, offering a comfortable layout for seating and day-to-day living. To the rear, the kitchen diner spans the width of the property and is fitted with a range of wall and base units, preparation work surfaces, and space for appliances. There is ample room for a dining table, with French doors opening directly onto the rear garden, allowing for a good flow between indoor and outdoor space.

First Floor

The first-floor landing provides access to three bedrooms and the bathroom. The main bedroom is positioned to the front and offers a generous footprint. The second bedroom is another well-proportioned room overlooking the rear garden, while the third bedroom provides a versatile space suitable for a single bedroom, nursery, or home office. The bathroom is fitted with a modern three-piece suite including a bath with shower over, wash hand basin, and low-level WC, finished with tiled walls and flooring.

Outside

Externally, the property occupies a particularly good-sized plot for this style of home. The rear garden is mainly laid to lawn with a patio area adjacent to the property, providing space for seating and outdoor dining. The plot extends wider than typical, creating a more open feel and additional usable space. To the front, there is off-street parking leading to a single garage, along with side access to the rear garden.

Location

Situated in Branston, the property is well placed for access to a range of local amenities including shops, schools, and leisure facilities. Branston offers convenient access to Burton-on-Trent town centre, along with excellent transport links via the A38, making it ideal for commuters. The area is also well regarded for schooling and provides access to nearby countryside walks and outdoor spaces.

ABODE

ABODE

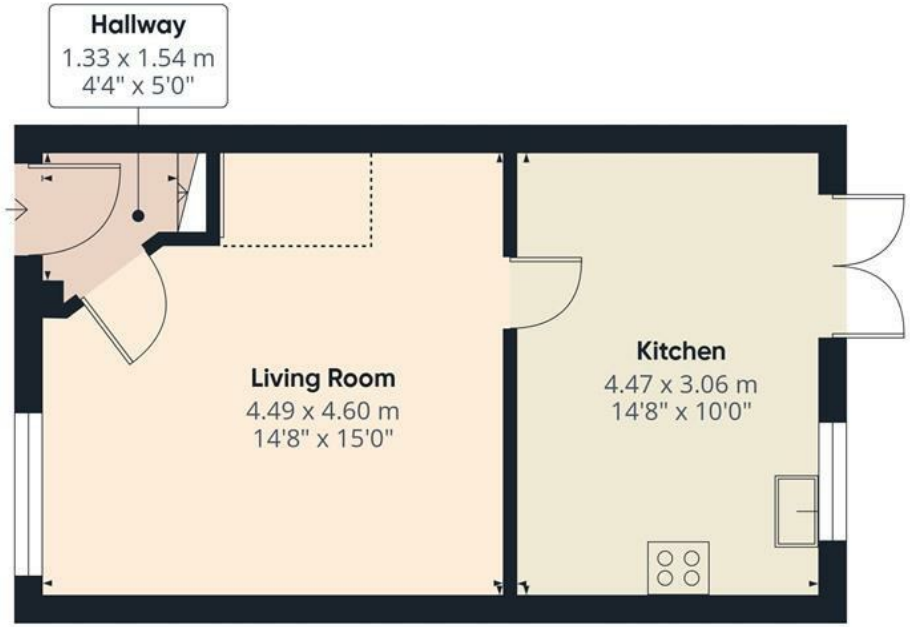
ABODE

ABODE

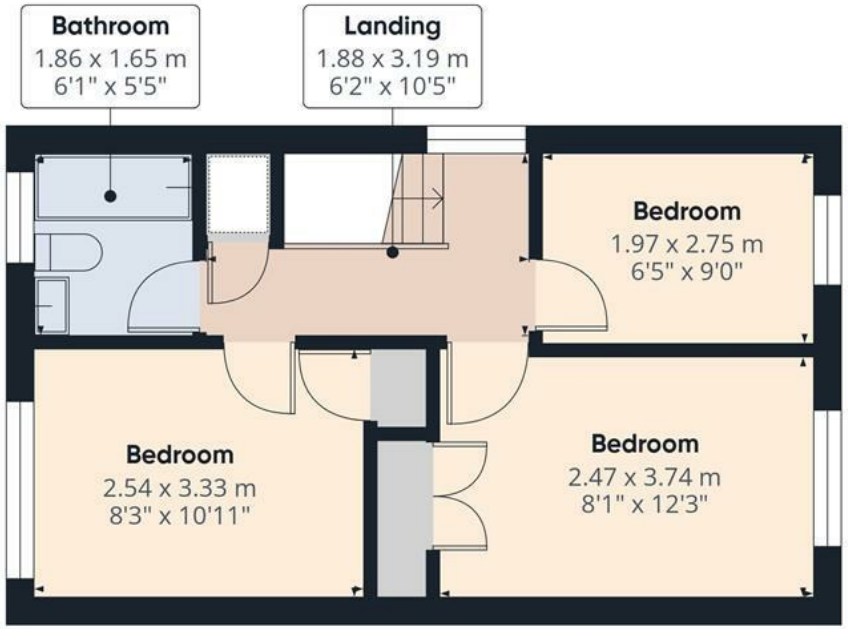
ABODE

ABODE

ABODE



Floor 0



Floor 1

ABODE

Approximate total area(1)

65.6 m²

706 ft²

Reduced headroom

1.3 m²

14 ft²

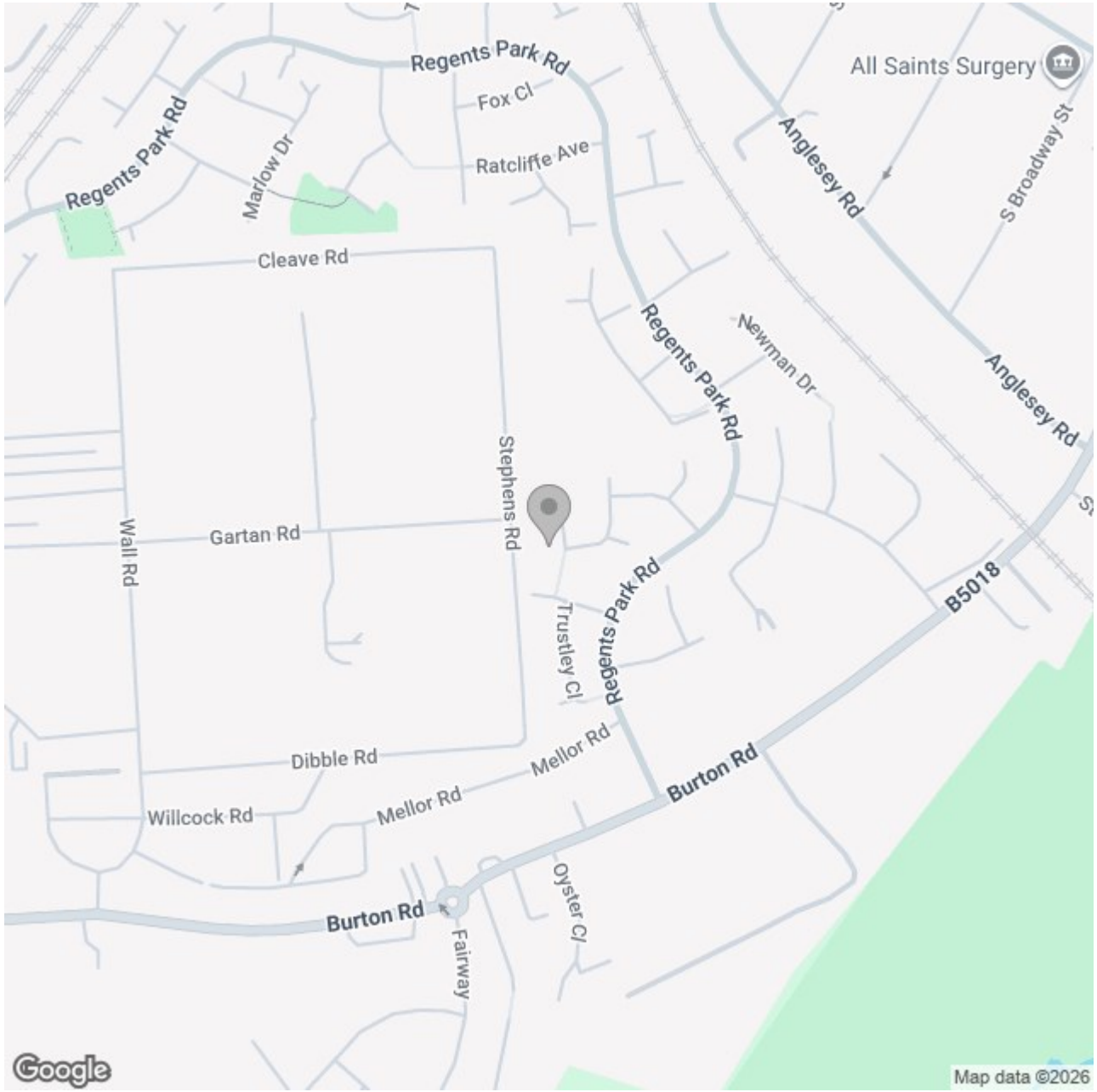
(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

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.