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SALES & LETTINGS

Torrance Close, Branston, Staffordshire, DE14 3GX

Asking Price £239,999

https://www.abodemidlands.co.uk

Occupying a pleasant position over looking open green space within a popular residential area of Branston, this beautifully presented three-bedroom semi-detached home offers spacious and well-balanced accommodation, ideal for growing families and those looking for a property ready to move straight into. The home has been thoughtfully maintained and improved by the current owners, offering a bright and welcoming interior, a generous rear garden, integral garage, driveway parking and well-proportioned bedrooms, including a principal bedroom with en-suite shower room.

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Accommodation

Ground Floor

The property is entered via a welcoming entrance hallway with stairs rising to the first floor and access to a convenient guest cloakroom/WC. To the rear of the home is a spacious living room, providing clearly defined seating and dining areas with sliding patio doors opening directly onto the rear garden, creating an excellent space for both everyday family living and entertaining.

The kitchen diner is fitted with a comprehensive range of wall and base units complemented by work surfaces and integrated appliances, with ample space for additional freestanding appliances. A door provides direct access into the rear garden.

First Floor

The first-floor landing gives access to three well-proportioned bedrooms and the family bathroom. The principal bedroom benefits from its own en-suite shower room. Bedroom two is another comfortable double room, whilst bedroom three offers excellent versatility as a child's bedroom, guest room or home office.

Completing the accommodation is the family bathroom, fitted with a modern three-piece suite including a bath with shower over, wash hand basin and WC.

Outside

To the front, the property enjoys a driveway providing off-road parking, alongside access to the integral garage.

The enclosed rear garden has been designed for ease of maintenance, featuring a paved patio adjoining the property, an attractive lawn and a further seating area to the rear, all enclosed by fenced boundaries to provide a pleasant outdoor space for relaxing and entertaining.

Location

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Branston continues to be one of the area's most sought-after villages, offering an excellent range of everyday amenities including shops, pubs, schools and healthcare facilities. The property also enjoys convenient access to Burton upon Trent, the A38 and surrounding road networks, making it an ideal location for commuters whilst remaining close to countryside walks and open green spaces.

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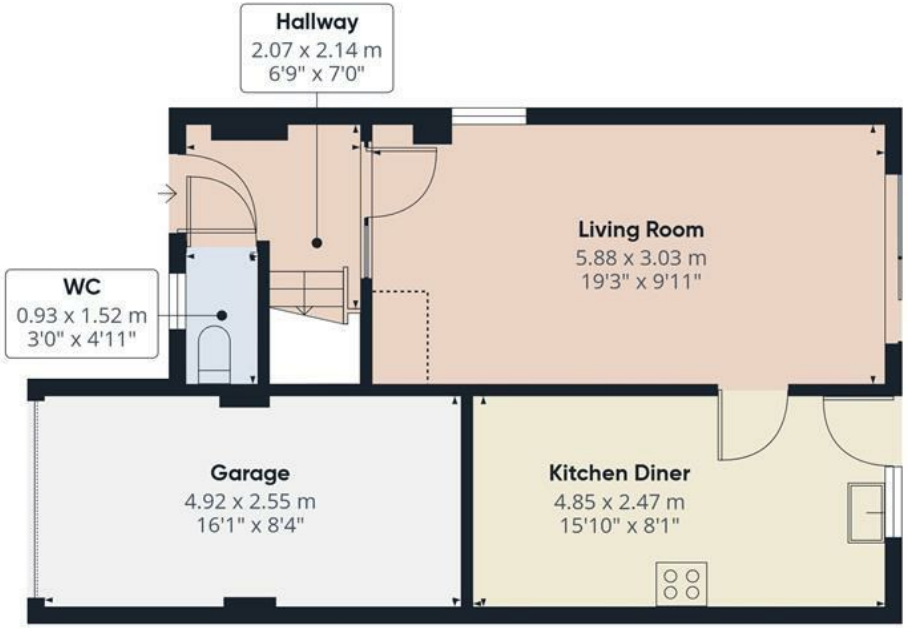
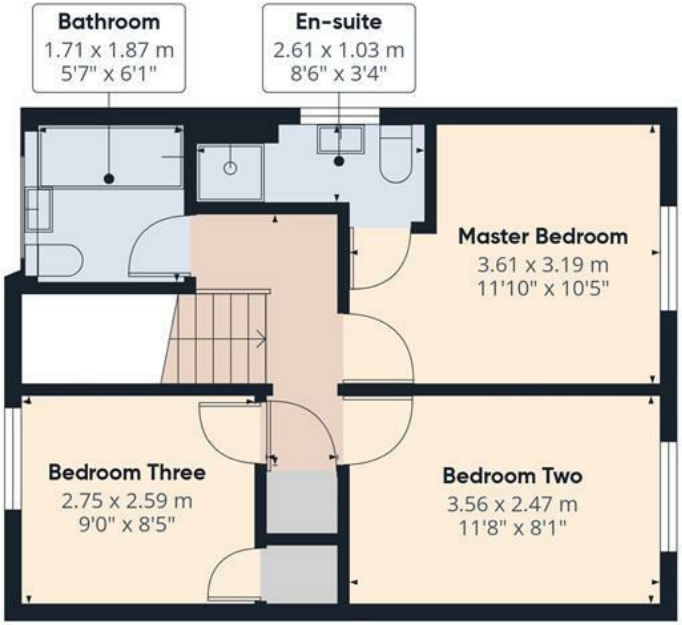


Floor 0



Floor 1

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Approximate total area(1)

86 m²

926 ft²

Reduced headroom

0.6 m²

7 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.

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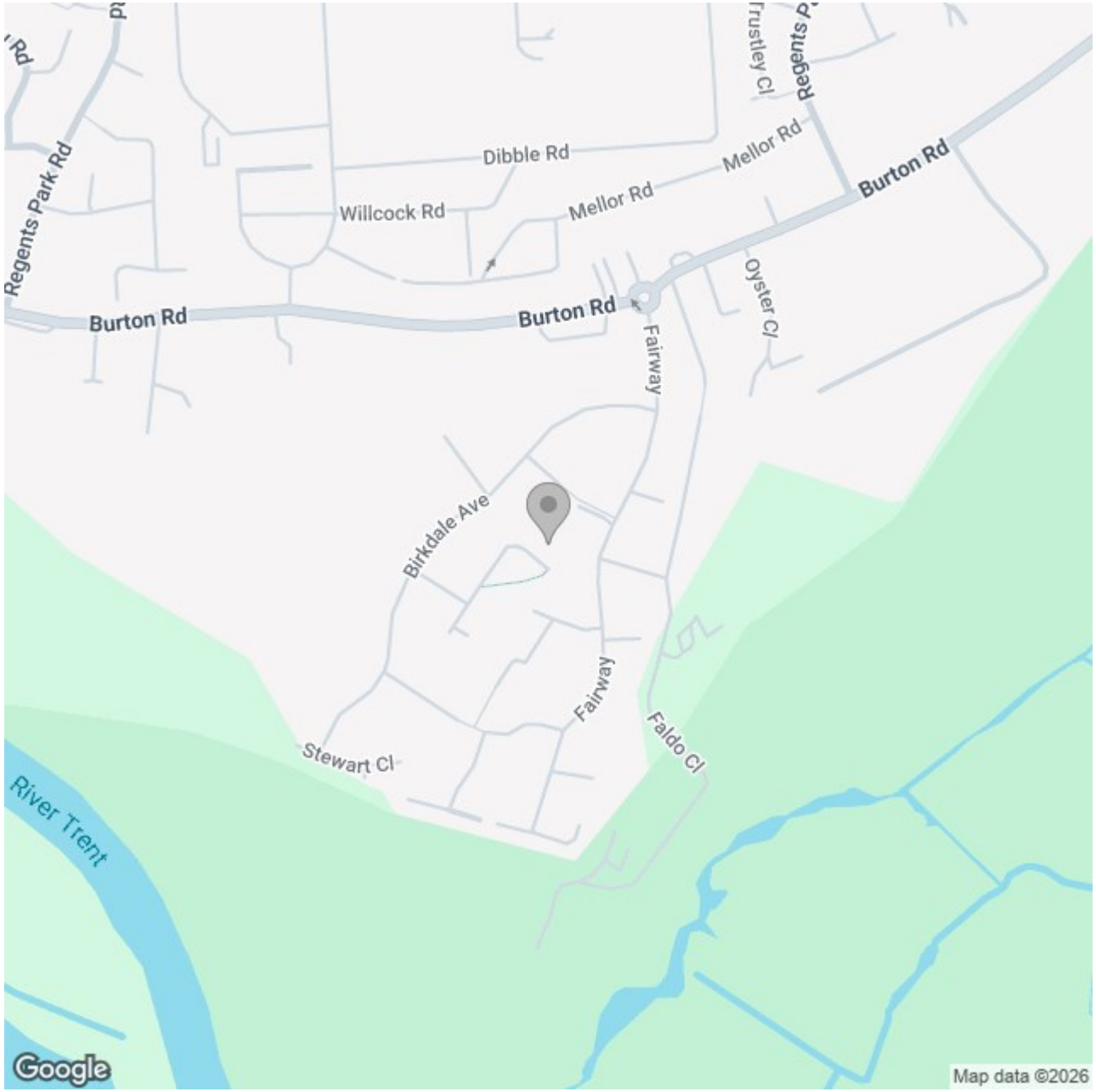

Energy Efficiency Rating

	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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