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SALES & LETTINGS

Birkdale Avenue, Branston, DE14 3HN

Asking Price £295,000

https://www.abodemidlands.co.uk

A well-proportioned four-bedroom detached family home occupying a pleasant position within a popular residential area of Branston. Offering a versatile layout extending to include a spacious living room, separate dining room, conservatory, fitted kitchen with utility room, ground floor WC, four bedrooms, an en-suite to the master bedroom, family bathroom, integral garage, driveway parking and a beautifully established rear garden. Viewing is highly recommended to appreciate both the accommodation and the mature plot on offer.

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Accommodation

The accommodation is entered via a front entrance door leading into a welcoming entrance hallway with stairs rising to the first floor and doors leading to the principal ground floor accommodation. There is also a useful ground floor WC located off the hallway.

Positioned to the rear of the property is the living room, a generous reception space centred around a feature fireplace and offering ample room for sofas and living room furniture. French doors open directly out onto the patio and provide views over the rear garden.

The conservatory is a valuable additional reception room enjoying a pleasant outlook across the garden, with doors providing direct access outside. The room offers flexibility for a variety of uses including a sitting room, garden room or entertaining space. Please note the room is only accessed from the garden.

To the front elevation is the separate dining room, providing ample space for a dining table and accompanying furniture, making it ideal for both formal dining and family gatherings.

The kitchen is fitted with a range of matching wall and base units incorporating preparation surfaces, inset sink and drainer, integrated oven, gas hob and space for further appliances. An opening leads through to the utility room which offers additional storage, appliance space and a door providing access to the side elevation.

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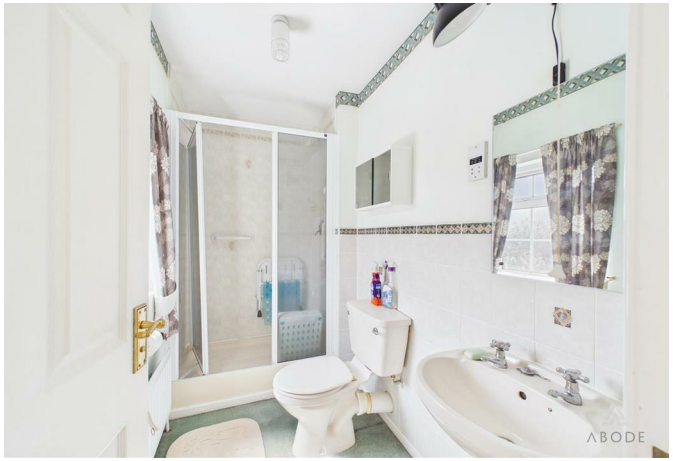
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First Floor

The first-floor landing provides access to all four bedrooms, the family bathroom and the airing cupboard.

The master bedroom is a particularly spacious double room benefitting from fitted wardrobes and a private en-suite shower room comprising a shower enclosure, low-level WC and wash hand basin.

Bedroom two is another generous double room positioned to the rear elevation.

Bedroom three is a well-proportioned bedroom overlooking the rear garden and would comfortably accommodate a double bed if required.

Bedroom four provides a versatile space which could equally serve as a home office, nursery or guest bedroom.

The family bathroom is fitted with a three-piece suite comprising a panelled bath, wash hand basin and low-level WC.

Outside

To the front elevation, the property benefits from a driveway providing off-street parking and access to the integral garage. A lawned fore garden with established planting enhances the property's kerb appeal, whilst gated side access leads to the rear garden.

The rear garden is a particular feature of the home, having been thoughtfully landscaped and lovingly maintained over many years. Predominantly laid to lawn, the garden is bordered by mature trees, shrubs and well-stocked planting beds which provide a high degree of privacy and create an attractive setting throughout the seasons. Adjacent to the property is a patio seating area ideal for outdoor dining and entertaining.

Location

Branston remains one of Burton upon Trent's most popular residential locations, offering a wide range of everyday amenities including shops, supermarkets, public houses, healthcare facilities and leisure opportunities. The area is well placed for commuters with excellent access to Burton upon Trent town centre, the A38, A50 and surrounding road networks. Families are also well served by a selection of highly regarded schools nearby, making Branston a consistently sought-after location for a broad range of purchasers.

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Floor 0

Floor 1

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Approximate total area(1)

108.4 m²

1168 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		73
(55-68) D	66	
(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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