



22 Osprey Drive

Branston, Burton on Trent, DE14 3UA

This beautifully presented property offers spacious and well-appointed accommodation throughout, comprising an entrance hall, guest cloakroom, generous lounge and modern dining kitchen with integrated appliances and French doors opening onto the rear patio. To the first floor are three well-proportioned bedrooms, including a master bedroom with en-suite shower room, alongside a contemporary family bathroom.

Further benefits include gas central heating, UPVC double glazing throughout, a single garage and additional parking. Externally, the property boasts an attractive, well-maintained rear garden with a large porcelain-paved patio, immaculate lawn, raised planter beds and established borders, together with well-established front and side gardens, making this an ideal home for both relaxing and entertaining, viewing strictly by appointment only.

£290,000

22 Osprey Drive

Branston, Burton on Trent, DE14 3UA



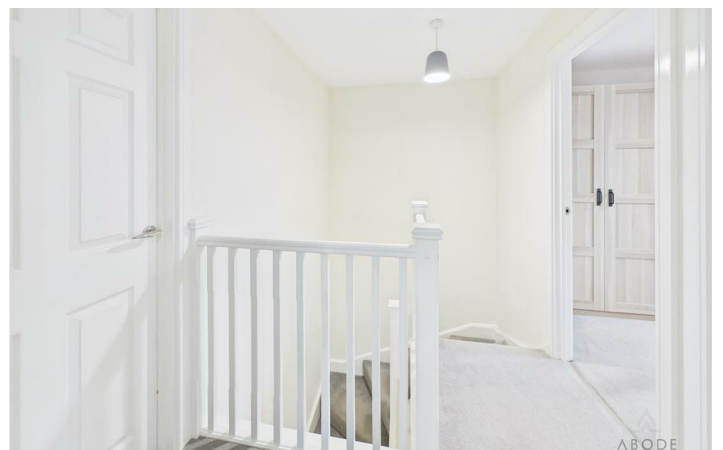
The Accommodation

AML Disclaimer - Burton Office

PIF Disclaimer - Burton Office

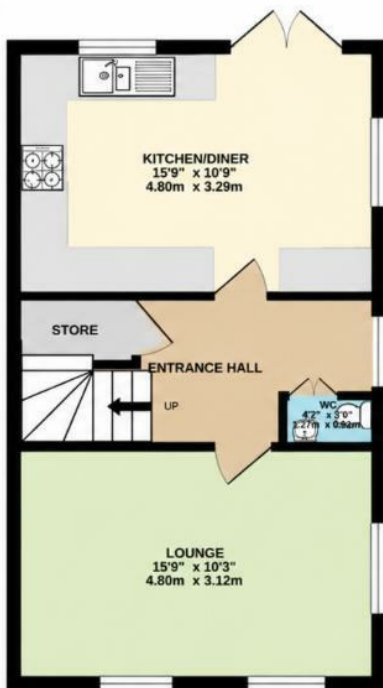


Directions

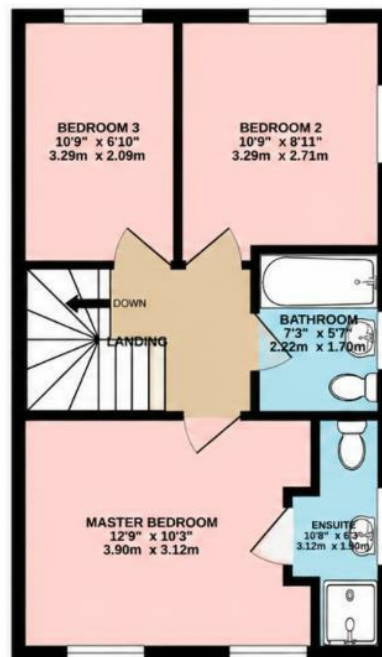


Floor Plan

GROUND FLOOR
434 sq.ft. (40.3 sq.m.) approx.



1ST FLOOR
434 sq.ft. (40.3 sq.m.) approx.



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.

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		