

Riverside Drive

Branston, Burton-on-Trent, DE14 3EP

John
German





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Guide Price £295,000

Enjoying a fantastic corner plot, this beautifully presented detached family home has been extensively refurbished, boasting a garden room, open plan kitchen/diner as well as off road parking to the front and rear.



Located on a corner plot in this popular residential area, riverside walks are just a stone's throw away, with the amenities of Burton town centre and A38 also within easy reach.

With heaps of kerb appeal, this attractive detached property is set back from the road with a landscaped low maintenance frontage offering plentiful parking for multiple vehicles. The front entrance door leads into the useful enclosed porch, where a further door opens in to the hallway, with central heating radiator, stairs rising to the first floor and a door through to the lounge.

A beautifully presented space, the lounge is a great size, having a double glazed window to the front aspect, wall mounted light points, beautiful feature electric fireplace with brick arch and timber mantle with open access flowing through to the stunning dining kitchen.

Having been transformed into a family friendly space, the open plan dining kitchen features a range of high gloss wall mounted and base level units, with contrasting work surfaces over. A useful under stairs pantry cupboard as well as integrated appliances include a double oven, dishwasher, induction hob, overhead extractor and one and a half bowl sink and drainer unit. Spotlights throughout the room provide ample light, with the addition of a central light point over the dining area, which is spacious and features patio doors opening out to the rear garden.

Off the kitchen, the garden room provides an excellent space for sitting and looking out over the sizeable garden, whilst also offering a utility space, with further wall and base level units, work surfaces, stainless steel sink unit as well as appliance space with plumbing for a dishwasher. At one end, access is given out to the rear garden, with the other serving as internal access to the integral garage with electric roller door to the front.

Upstairs, the landing leads to the three well proportioned bedrooms and family bathroom. Bedroom one is a generous double, with double glazed window to the front aspect. The second bedroom is again a double, offering built in storage as well as double glazed window looking out over the rear garden. Bedroom three is currently utilised as a study/home office, providing excellent scope for home working but could easily become a single bedroom, with window to the side aspect.

Finally, the modern shower room is part tiled and comprises of a suite with enclosed shower cubicle, vanity hand wash basin and low level dual flush wc.

Outside, the property enjoys a fantastic rear garden, with the overall plot size extending to approximately 0.13 acres. Predominantly laid to lawn, the garden has a range of plants and shrubs with maintained borders as well as a pond, with patio area offering space to sit out and enjoy this superb garden plot. Gated access to the side of the plot provides additional parking to that at the front.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Services: Mains water, drainage, electricity and gas are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

Useful Websites: www.gov.uk/government/organisations/environment-agency

<http://www.eaststaffsbc.gov.uk/planning>

Our Ref: JGA/05072021

Local Authority/Tax Band: East Staffordshire Borough Council / Tax Band C







Ground Floor Building 1



1st Floor Building 1

Approximate total area⁽¹⁾

991.43 ft²

92.11 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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Agents' Notes

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Referral Fees

Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		



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