## Hornbeam Way

Branston, Burton-on-Trent, DE14 3FZ







A modern detached house with contemporary interior including a front to rear lounge, high gloss dining kitchen, en suite to the master, off road parking and a low maintenance garden.

£255,000



A pathway approach takes you to the main entrance door into the welcoming reception hallway, where you will find the lounge on the right-hand side and the kitchen/diner on the left.

The dual aspect lounge runs full depth of the property which makes a perfect family sized reception room.

Across the hall, the kitchen diner has a range of high gloss white cabinets that wrap around three walls, an integrated oven, hob and extractor fan along with further space for additional house appliances. At the rear there is space for dining furniture plus practical access into the garden through French double doors.

Finishing off the downstairs accommodation there is a guest's WC located in the hallway.

Rising up to the first floor the master bedroom has the benefit of its own en suite that is equipped with double shower cubicle, WC and hand wash basin, modern grey tiling and a ladder radiator.

There are two further bedrooms along with a family bathroom that has a shower over the bath, hand wash basin and WC, complemented by the same modern grey tiling as above.

Outside to the rear you will find a landscaped garden with a paved patio, Astroturf lawn and blue slate area, enclosed by a curved brick wall and timber fencing. A tarmac driveway down the side of the property provides off road parking.

**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.nwleics.gov.uk

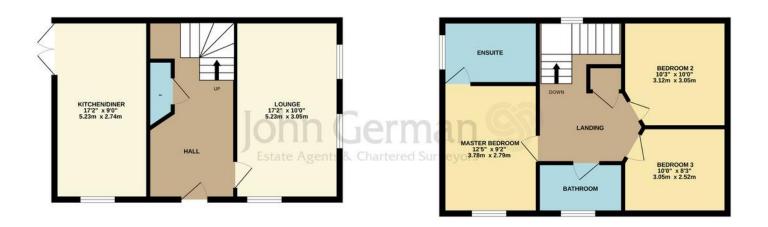
www.gov.uk/government/organisations/environment-agency

Our Ref: JGA24102022

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

Band D

GROUND FLOOR 1ST FLOOR



Whist every attempt has been made to ensure the accuracy of the floorplan contained here, measurement of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarante as to their operability or efficiency can be given.





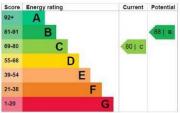






# John German 🧐















### John German

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Ashbourne | Ashby de la Zouch | Barton under Needwood **Burton upon Trent | Derby | East Leake | Lichfield** Loughborough | Stafford | Uttoxeter

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Agents' Notes
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Money Limited.

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surveyor. In making that decision, you should know that we receive up to £90 per referral.