

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

John German

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



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	80 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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