

# Burton Road

Branston, Burton-on-Trent, DE14 3DR



A superb semi-detached offering a wonderful family home with plenty of space throughout featuring three GOOD sized bedrooms, generous hall, lounge with log burner adding a cosy feel, dining room, smart fitted breakfast kitchen, double width drive & integral garage.

£235,000

John German 

Situated in a highly convenient location with schools for all ages close by is this superb semi-detached, well presented throughout and ready to move into.

Offering a fantastic family home with plenty of space throughout, beginning with a generous reception hall with a practical tiled floor, staircase off to first floor, door to guest WC, useful understairs cupboard and doors leading off including a useful internal door to the integral garage with an up and over front entrance door.

The lounge has a cosy feel with log burner providing the focal point with French doors opening out to the rear garden and with an open aspect feel into the dining room with window to side.

One of the highlights of the ground floor is the superb spacious fitted breakfast kitchen equipped with a range of base and eye level units with worksurfaces over, integrated oven, hob and extractor, fitted breakfast bar, dual aspect with window to rear and side door opening out to rear garden.

To the first floor, the landing has doors leading off to three good sized bedrooms. The master and second are both generous doubles with bedroom two having a built in double wardrobe while bedroom three is a good sized single bedroom with window framing views to front.

There is a smart modern bathroom with panelled bath, pedestal wash hand basin, WC, mirror with lighting, fitted chrome to towel rail/radiator and window to side.

To the front, the property has a blocked paved driveway offering parking for two cars and access into the integral garage. There is a side gate leading through to the rear where the garden has a paved patio and lower level lawns with surround.

**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.gov.uk/government/organisations/environment-agency)

[www.eaststaffsbc.gov.uk](http://www.eaststaffsbc.gov.uk)

**Our Ref:** JGA/12012023

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











Score	Energy rating	Current	Potential
92+	A		
81-91	B		84   B
69-80	C		
55-68	D	68   D	
39-54	E		
21-38	F		
1-20	G		



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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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