

Rowan Drive

Branston, Burton-on-Trent, DE14 3FY



This near new 3/4 bedroom, 3 bathroom, 3 storey end of terrace is jam packed full of features and will suit a multitude of buyers from families, couples and investors. This property is exceptionally well located and is walking distance to local amenities and has great transport links.

£290,000

John German 

As you enter you will notice the quality throughout, the ground floor has access to the single garage and also consists of a shower room, utility room and a multifunctional office or 4th bedroom.

The shower room is ultra modern and in great condition, it comes complete with separate toilet, basin and shower. The utility room has banks of storage and room for all of the modern appliances you could want.

The light filled 4th bedroom is a great size and has direct access to the low maintenance rear gardens. The garden itself is a fantastic sun trap and is a great place to entertain during the summer months. It even has an added bonus of a lovely summer house which provides the added flexibility.

As you head up the stairs to the first floor you are greeted by another guest cloakroom. The kitchen/diner is to the right hand side and will accommodate large families. The quality is evident throughout with quality appliances, masses of bench space and great storage options.

The main lounge is across the hallway and is again drenched in sunlight from the huge windows. This room runs the full depth of the property, therefore ideal for families.

The top floor consists of 2 very spacious bedrooms with built in storage and a family bathroom. The bathroom consists of a WC, sink and separate bath. The master bedroom is also a great size with a walk in wardrobe and comes complete with a sparkling ensuite. The ensuite has a large shower, WC and basin.

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

Our Ref: JGA0600623

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







Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Agents' Notes

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