

# Hollyhock Way

Branston, Burton-on-Trent, DE14 3FE

John German





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£335,000

A secluded plot at the end of a cul de sac combined with an attractive garden and access to excellent local amenities to make this an ideal family home.



To the front there is a porch way with decorative double glazed entrance door leading into the reception hall which has a splendid engineered oak floor with built in store cupboard and stairs off having oak balustrade. Off the hall is a fitted doakroom/WC.

The kitchen has been a attractively refitted with an excellent range of stylish base and wall units surmounted with quartz worktops and a breakfast bar, having an inset one and half bowl stainless steel sink with mixer tap and splashbacks, inset Neff gas hob and matching stainless steel splashback and extractor hood together with a built in Neff eye level electric fan oven. There is a window to the rear overlooking the garden, tiled flooring and a tiled lobby with further built in storage giving access to the utility room. This has been fitted to match the kitchen, again with tiled flooring and a range of base and wall cupboards with quartz worktops, appliance space beneath having plumbing for washing machine, cupboard housing a gas boiler and door to the rear garden.

At the front of the property is a spacious lounge, having a feature Adam's style fireplace with inset living flame gas fire, dual aspect windows to the front and glazed double doors leading to the dining room at the rear, which in turn has uPVC double glazed patio doors opening onto the attractive garden.

To the first floor, there is a galleried landing with loft access and airing cupboard and is fitted with a contemporary style oak and chrome balustrade. The master bedroom comes with built in wardrobes and an en suite shower room. There are three further excellent bedrooms, each with laminate flooring and one serving as a useful study. These are all served by an attractive contemporary style bathroom having a white and chrome suite with bath in tiled surrounds, mixer tap and shower attachment, pedestal wash hand basin, WC, laminate floor and chrome heated towel rail.

The property enjoys a pleasant corner plot at the head of a cul de sac, affording a high degree of privacy. To the fore is a broad block paved drive, flanked by attractive gardens with iron railing enclosure, tree belt to the side and an integral garage which is equipped with an electric crocodile roller door, power, light and rear door giving access to the garden.

Side pedestrian access leads through to the good sized enclosed rear garden, affording a high degree of privacy, screened by trees to the side and rear and having a blocked paved patio area with shaped lawns, pathways and well stocked borders.

**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)

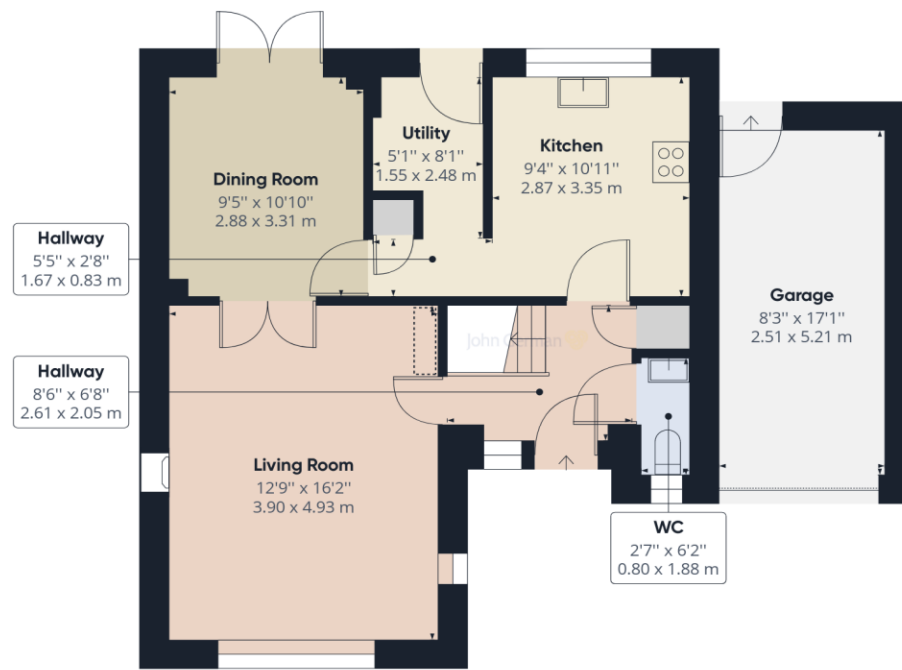
[www.eaststaffsbcc.gov.uk](http://www.eaststaffsbcc.gov.uk)

**Our Ref:** JGA/07072023

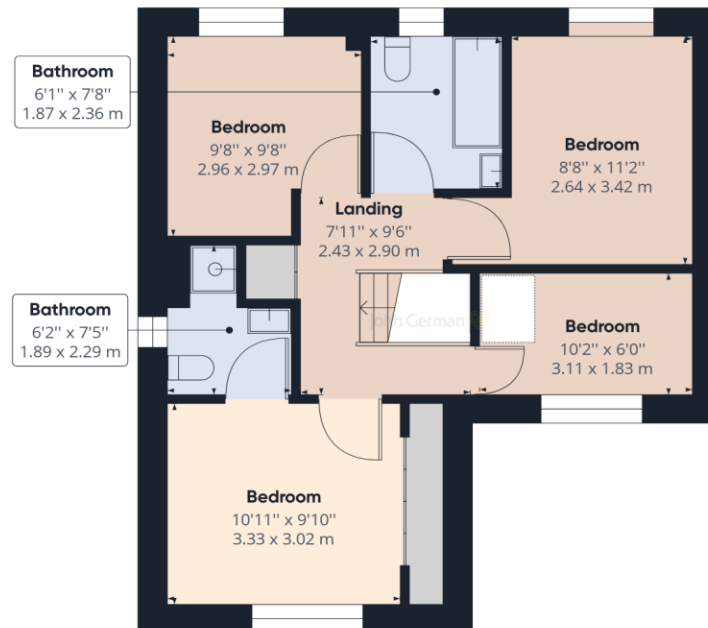
**Local Authority/Tax Band:** East Staffordshire Borough Council / Tax Band E







Ground Floor



Floor 1

**Approximate total area<sup>(1)</sup>**

1232.18 ft<sup>2</sup>

114.47 m<sup>2</sup>

**Reduced headroom**

3.85 ft<sup>2</sup>

0.36 m<sup>2</sup>

(1) Excluding balconies and terraces

 Reduced headroom  
(below 1.5m/4.92ft)

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

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

### 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.

**Survey Services** - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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