

# Skylark Drive

Branston, Burton-on-Trent, DE14 3NU



A brilliant family home on a modern development with highlights including a smart fitted kitchen, spacious lounge, master bedroom with en suite and two parking spaces.

£225,000

John German 

Built by St Modern Homes, this modern family home is located on this popular development that is handy for schools, shops, eateries and the nearby A38. It is also only a short drive from Burton's town centre.

The house features a good sized hall with high ceiling and a door into the smart fitted kitchen equipped with a contemporary range of grey high gloss units with complementary work surfaces over and integrated appliances comprise an oven, hob, extractor, fridge, freezer and dishwasher. A window overlooks the front.

Across the rear is a spacious lounge having French doors opening to the garden.

Completing the ground floor is a two piece guest's cloakroom.

On the first floor there are three bedrooms and the family bathroom having a white three piece suite and modern tiling to the walls.

The master bedroom has the benefit of fitted wardrobes and the luxury of its own en suite shower room with complementary tiling.

The rear garden has a paved patio area with lawn beyond. Side access leads to the front where there are two parking spaces. The property is situated off a shared driveway serving just a handful of properties.

**Note:** We understand there is an estate management fee.

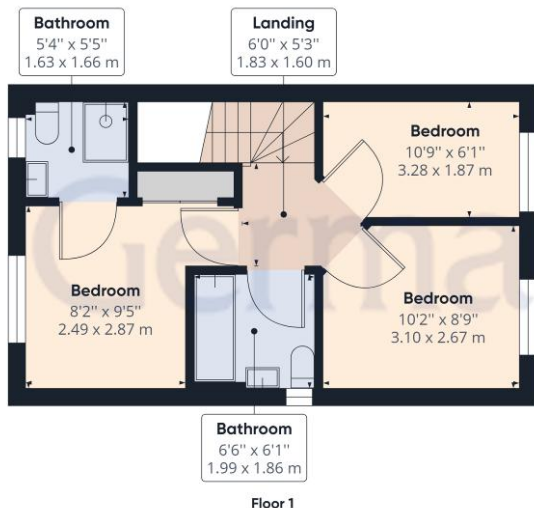
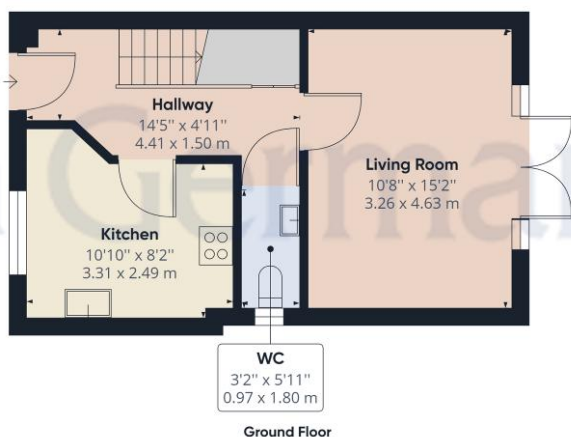
**Tenure:** Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

**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.eaststaffsbc.gov.uk](http://www.eaststaffsbc.gov.uk)  
[www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

**Our Ref:** JGA/29092023

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



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**Approximate total area<sup>(1)</sup>**  
 720.23 ft<sup>2</sup>  
 66.91 m<sup>2</sup>


(1) Excluding balconies and terraces

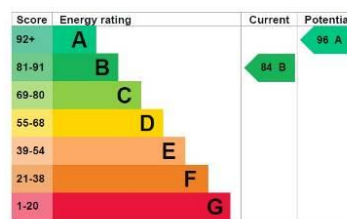
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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John German  
129 New Street, Burton-On-Trent, Staffordshire, DE14  
3QW

01283 512244  
burton@johngerman.co.uk

#### 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.

**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.

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