# **Caraway Drive** Branston, Burton-on-Trent, DE14 3FQ







property itself is spacious throughout and includes off road parking, conservatory and secure rear gardens.

£160,000



The property is ideally located on a quiet street and in walking distance to local parks and shops.

As you enter the property into the hallway, the kitchen is located on the left hand side and is fitted with a range of base and eye level units, wood effect work tops, ceramic sink and drainer unit, integrated gas hob with oven under and extractor over and space for appliances.

Return to the hallway where a further door leads to the bright open plan living/dining area. This generous room is a great space to entertain, benefits from neutral décor with feature wallpaper and has stairs rising to the first floor.

This room flows into the large conservatory which really adds to the flexibility of the floorplan and works well as a secondary living space or dining room. From here, doors lead out to the rear garden.

The first floor consists of two bedrooms and a family bathroom. The master bedroom is very generous and benefits from built in storage. The second bedroom is ideal as an office or children's bedroom.

The family bathroom is well finished with feature tiling, wash hand basin with storage below, WC and a bath with overhead shower.

The rear garden is laid to lawn with mature planting and fenced boundary.

**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: JGA/10102023

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



















Agents' Notes
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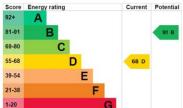
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