

Oyster Close

Branston, Burton-on-Trent, DE14 3BN

John German





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£338,000

This well presented four bedroom detached property is the ultimate family home. Sat on a generous plot in a quiet cul de sac, this home is jam packed full of features including off road parking, secure rear gardens and multiple reception rooms and is walking distance to local shops and parks.



As you pull up to the home you will notice the large driveway with parking for multiple cars.

Upon entering into the main hallway, the first reception room is located on the right hand side, this is an ideal room for a play room or home office.

The dining room is across the hall and would easily take a six seater dining table.

There is a cloakroom by the stairs with a WC and wash hand basin.

The kitchen and utility are positioned to the rear of the home. The kitchen overlooks the rear gardens, there are great storage options with work space and some in built appliances.

The utility room is behind the kitchen and has additional storage and space for washing machine and dryer, you can also access the garden from the utility room.

The main living space is also at the back of the home, this room is very generous and also has access to the rear garden through double doors.

The gardens are well looked after, they consist of a paved patio area, large lawn and storage sheds. Ideal garden for children and pets.

The first floor consists of four bedrooms. The master suite is generous, it has built in wardrobes and its own en suite which consists of a shower, WC and wash hand basin.

The second bedroom is a fantastic size and has direct access into the family bathroom.

The bathroom is fitted with a bath and overhead shower, wash hand basin and WC.

Bedrooms three and four are small doubles and would make great children's bedrooms. All of them are carpeted and have neutral décor.

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

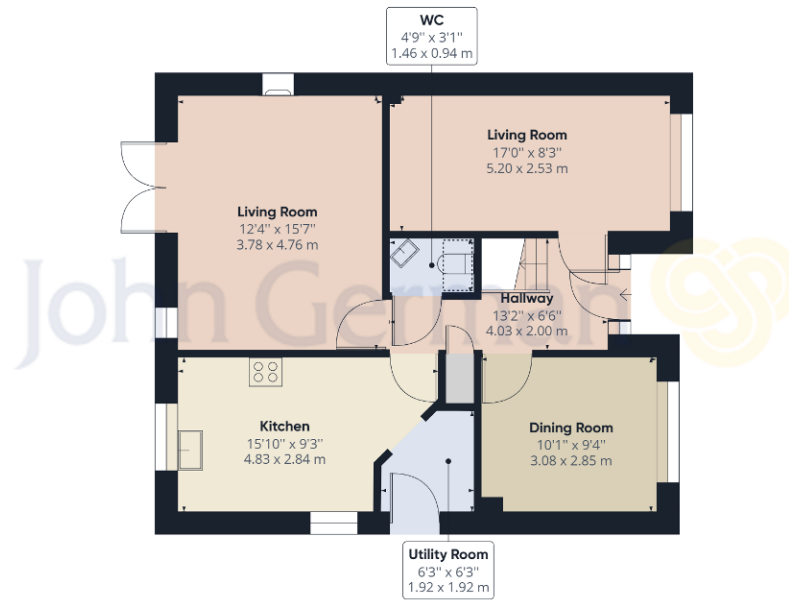
www.eaststaffsb.gov.uk

Our Ref: JGA/03112023

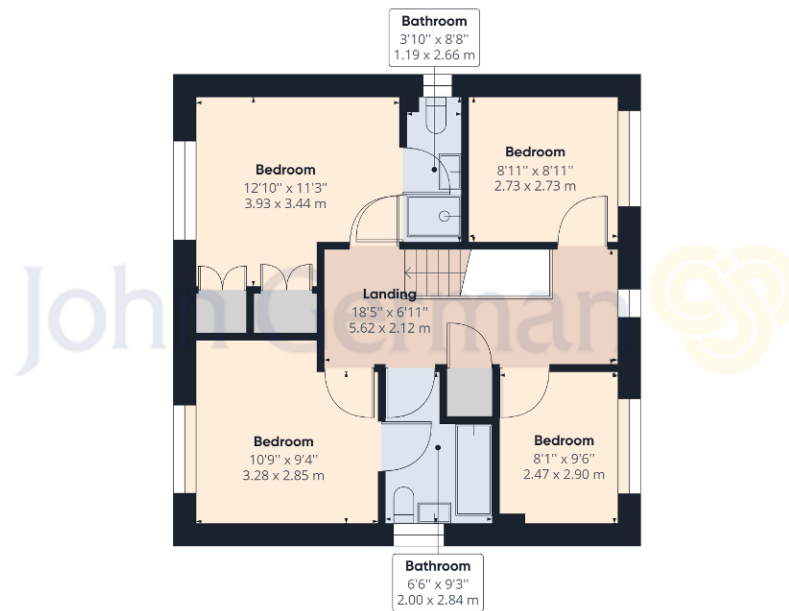
Local Authority/Tax Band: East Staffordshire Borough Council / Tax Band D







Ground Floor



Floor 1

Approximate total area⁽¹⁾

1339.41 ft²

124.44 m²

Reduced headroom

5.56 ft²

0.52 m²

(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 | | 83 B |
| 69-80 | C | 73 C | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |



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