

Rowan Drive

Branston, Burton-on-Trent, DE14 3FY

John German





White upper wall cabinets with black handles.

Window with a red valance and a view of a brick wall.

White upper wall cabinet above the sink area.

Stainless steel range hood with a red backsplash behind it.

White lower wall cabinets and a tall cabinet housing a double oven.

Central island with a wooden countertop and white base.

Red toaster.

Red kettle.

Red coffee maker.

Red toaster.

Black coffee maker.

Red bar stool with a black seat.

Red bar stool with a black seat and the word "Handmade" written on it.

Red bar stool (partially visible).

Recessed ceiling light.

Recessed ceiling light.

Recessed ceiling light.

Recessed ceiling light.


Recessed ceiling light.

Smoke detector.

Rowan Drive

Branston, Burton-on-Trent, DE14 3FY

£350,000



A very stylish and contemporary home on an excellent attractively landscaped garden plot that is ideally situated for comprehensive local amenities, Centrum 100 and the A38.

A composite entrance door leads you directly to a reception hall having stairs off with a useful storage cupboard below. Attractive woodgrain vinyl flooring is present throughout the whole of the ground floor. Off the hall is a fitted cloakroom/WC and a separate study, ideal for those working from home.

On the other side of the hall is a very spacious and attractive lounge having a front facing window whilst stretching across the whole rear of the property is a spacious living kitchen. It is equipped with a stylish range of fitted base and wall cupboards surmounted by wood effect worktops including a peninsular unit with breakfast bar, inset stainless one and a half sink with mixer tap, worktop lighting, six ring gas hob with splash back, extractor hood, an inset eye level double oven and grill, an integrated fridge freezer and dishwasher plus ceiling downlights. The dining area has double French doors opening out onto the wonderful garden.

Off the kitchen is a separate utility with worktops, appliance space under having plumbing for an automatic washing machine, fitted wall cupboards, one of which houses the gas boiler and a door leading to the side elevation.

On the first floor landing there is access to the loft and an airing cupboard housing the pressurised hot water system. The master bedroom is attractively proportioned and has a superb walk-in wardrobe to the corner in addition to a contemporary en suite shower room having a large walk in tiled shower with glazed screen, pedestal wash hand basin, WC and a heated towel rail.

Double bedroom two comes complete with built in wardrobes, bedroom three is also a comfortable double whilst bedroom four is a single bedroom. These are all served by the family bathroom which is well fitted having a bath in tiled surrounds with mixer tap and shower attachment, pedestal wash hand basin, WC, a separate tiled shower with thermostatic fitment and glazed screen plus a heated towel rail.

Outside - The property has a side drive with parking for two cars giving access to the single garage. The front garden is attractively landscaped with a hedge, path with gravelled areas either side and decorative ground lighting. A side pedestrian access leads to the superb enclosed and landscaped rear garden which has a decorative gravelled patio and pathways, sleeper raised borders, a superb spacious decking patio with balustrade and barbeque area, further potting shed and extensive lawn. There are strategic ornamental plants and trees throughout the garden, exterior power points and decorative lighting.

Note: There is an estate charge, currently £170 per annum.

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

Property construction: TBC **Parking:** Drive

Electricity supply: Mains **Water supply:** Mains **Sewerage:** Mains **Heating:** Gas

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: TBC

See Ofcom link for speed: <https://checker.ofcom.org.uk/>

Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

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

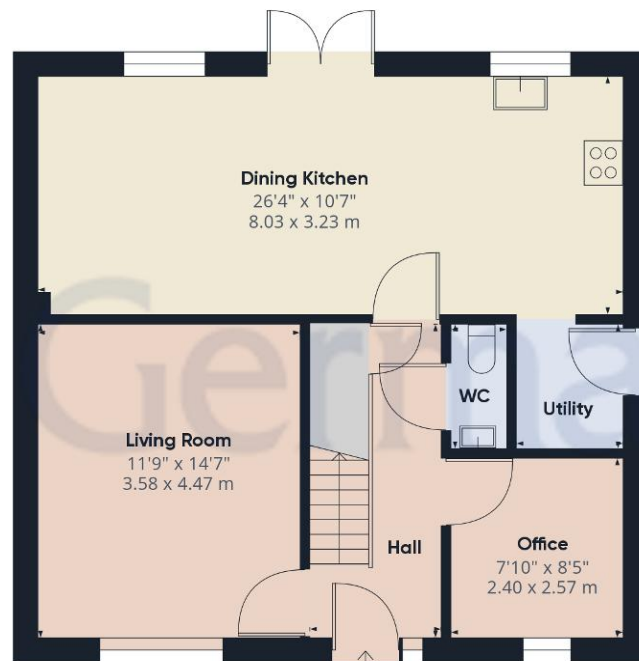
Useful Websites: www.gov.uk/government/organisations/environment-agency www.eaststaffsbc.gov.uk

Our Ref: JGA/25012024

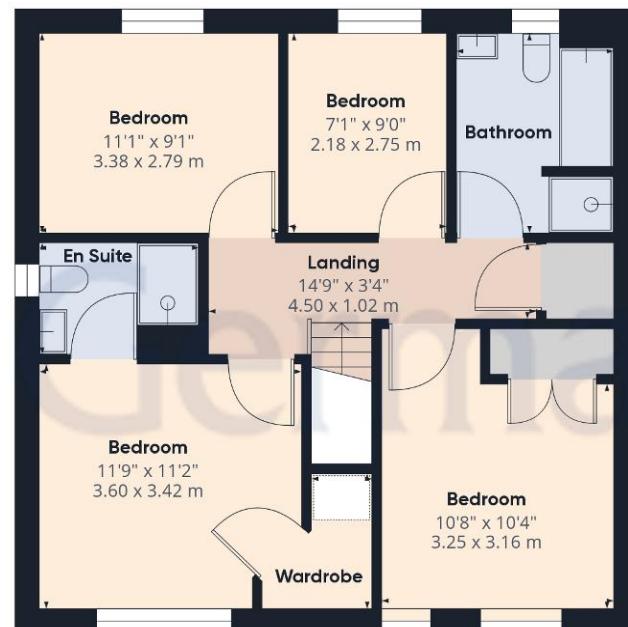
The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.







Ground Floor



Floor 1

Approximate total area⁽¹⁾

1280.65 ft²

118.98 m²

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.

GIRAFFE360



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		97 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



John German

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

01283 512244

burton@johngerman.co.uk

Ashbourne | Ashby de la Zouch | Barton under Needwood
Burton upon Trent | Derby | East Leake | Lichfield
Loughborough | Stafford | Uttoxeter

JohnGerman.co.uk Sales and Lettings Agent



