

# Olive Close

Branston, Burton-on-Trent, DE14 3GQ

John German





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£295,000

Well presented four bedroom, three bathroom property features a large integral garage, spacious bedrooms and low maintenance gardens. The property is ideally located in a cul-de-sac on the St. Modwen's estate and is in close proximity to lovely walks, local shops and eateries.



The property is situated on a quiet cul-de-sac with no through traffic.

As you pull up to the home you will see the large driveway for parking and the integral garage. The ground floor consists of a bathroom that features a shower, wash hand basin and WC, a utility with room for storage and appliances and the fourth bedroom/additional living area that benefits from neutral décor and carpets. This room also leads to the rear garden which consists of a paved patio, lawn, deck area and shed.

The first floor leads to the extra large lounge which benefits from neutral décor, carpets and has great natural light from large windows and patio doors.

The open plan kitchen/dining room is on the other side of the landing, the kitchen itself is fitted with both overhead and undercounter cupboards, double oven, gas hob, extractor and built in dishwasher. It flows onto the spacious dining area which is a great space to entertain. The room benefits from bright décor, laminate flooring and has fantastic natural light.

Also off the landing is a cloakroom with WC and wash hand basin.

The second floor consists of three bedrooms. The master suite is a generous size, benefits from built in wardrobes, and is complemented by a modern ensuite with a shower, WC and wash hand basin.

Bedrooms two and three are also double rooms, with neutral décor and carpets, one having built in wardrobes.

The bathroom features a large bath, separate shower, wash hand basin and WC.

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

**Property construction:** Brick

**Parking:** Drive & garage

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:** Mains

**Heating:** Gas

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

**Broadband type:** Fibre - 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 D

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

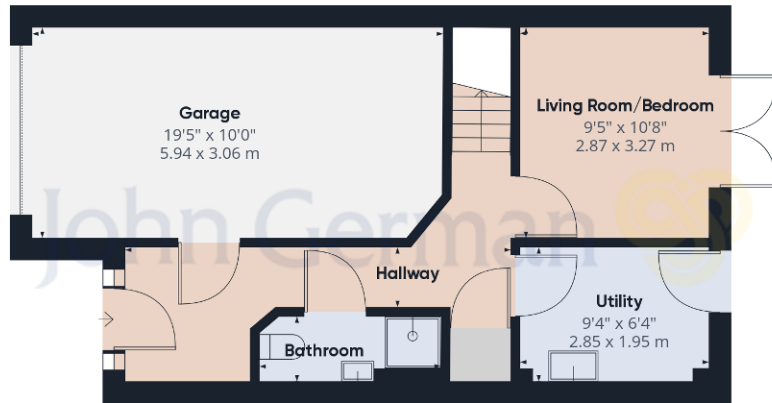
[www.eaststaffsbc.gov.uk](http://www.eaststaffsbc.gov.uk)

**Our Ref:** JGA/13032024

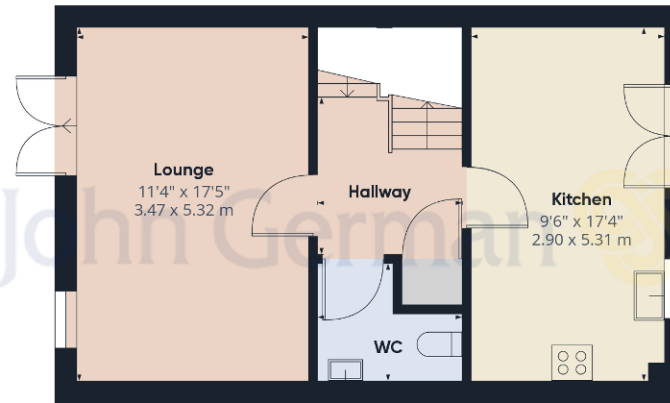
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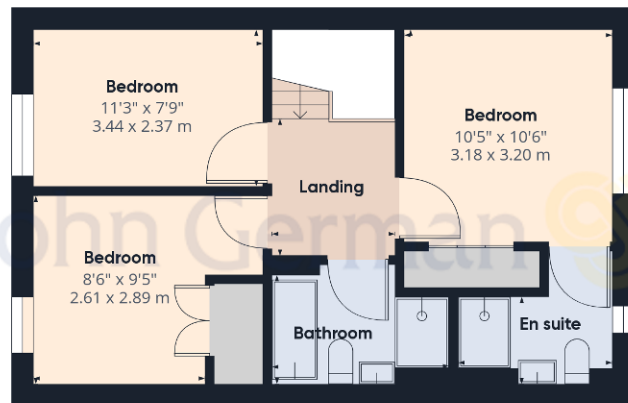




Ground Floor



Floor 1



Floor 2

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

1460.55 ft<sup>2</sup>

135.69 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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### 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.

Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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