

# Bryony

Branston, Burton-on-Trent, DE14 3QQ

John  
German









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£385,000

**Occupying a superb corner position is this executive detached family home that is immaculately presented throughout with three reception rooms, breakfast kitchen, master bedroom with en suite, lovely gardens and a broad drive.**



Situated on the popular Regents Park estate in Branston that is popular for schools of all ages, a range of shops, supermarkets, golf club, eateries, excellent transport links via the A38 and only a few minutes drive away from the town centre.

This immaculate property is ready to move into and stands on a corner plot having a block paved double width driveway providing ample off road parking. A front entrance door opens into a good sized hall with stairs to the first floor. To the left is a generously sized lounge with a front facing window and a focal point fireplace. Double doors open to a separate dining room that has patio doors out to the rear garden.

Across the hall the double garage has been converted to create a superb open plan living/family room with windows to the front and a door out to the rear garden, this room offers a fantastic social space.

At the rear and adjacent to the dining room is a well appointed kitchen equipped with a range of base and eye level units with work surfaces over, integrated oven, hob and extractor plus space for further appliances. There is ample space for a breakfast table, a window overlooking the rear garden and a door into a useful utility room that has further units, additional appliance space, door to the rear and access to a two-piece guest's cloakroom.

On the first floor the master bedroom is a particularly impressive double room with fitted wardrobes and its own en suite shower room. The three further good sized bedrooms share a well appointed family bathroom comprising panel bath with shower over, pedestal wash hand basin and WC.

The attractive rear garden has a paved patio area, shaped lawn and an array of planted display beds and borders. Side gated access leads to the front.

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

**Property construction:** Standard

**Parking:** Drive

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:** Mains

**Heating:** Gas

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

**Broadband type:** FTTP

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)

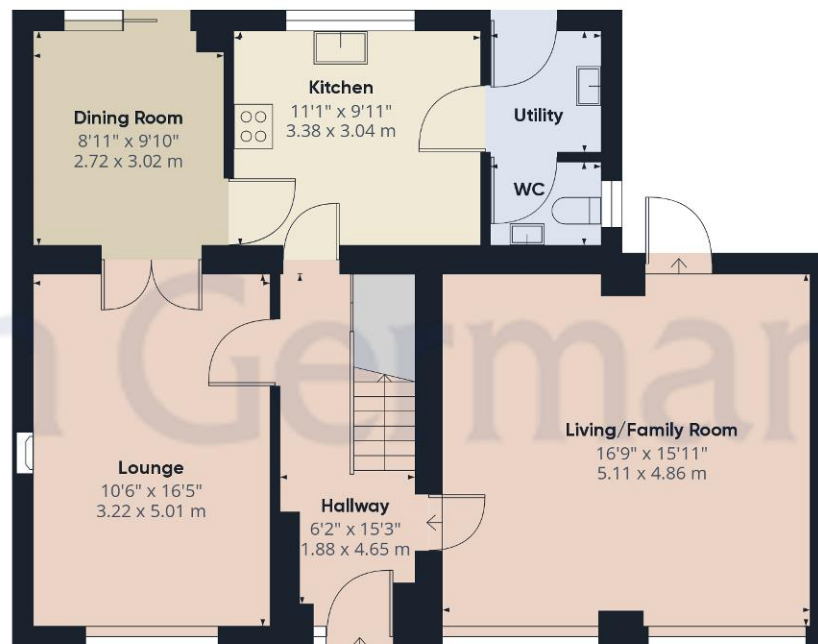
**Our Ref:** JGA/13032024

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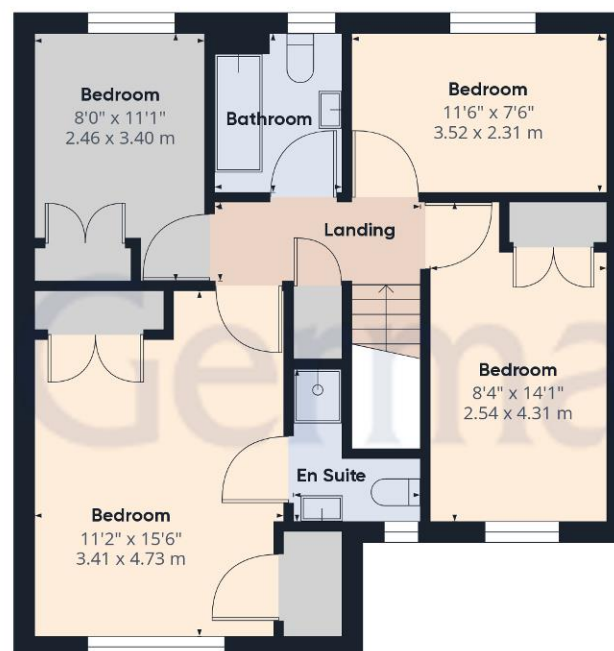


Ground Floor

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

1402.48 ft<sup>2</sup>

130.29 m<sup>2</sup>



Floor 1

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



### John German

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