

# Osprey Drive

Branston, Burton-on-Trent, DE14 3RQ



A superb modern mid terrace offering a fabulous first time buy on a popular modern development that is superbly presented throughout.

NO UPWARD CHAIN

£200,000

John German 

Situated on the popular Branston Leas development and built by Bellway Homes is this superb modern mid terrace, offered to the market with no upward chain. It is within walking distance of a Co-Op, Birds bakery, doctors, pharmacy and popular pub. It has excellent transport links via the A38 and A50 and only a short drive from Burton's town centre.

Set behind two parking spaces, a front entrance door opens into the hall having a guest's cloakroom off with a two piece suite. A door opens into a spacious front facing lounge that leads onto an inner hall where stairs rise to the first floor. A door opens into the spacious open plan dining kitchen equipped with a range of high gloss units with complementary worktops and integrated appliances comprise an oven, hob, extractor fan and fridge freezer. French doors open out to the rear garden and there is plenty of space for a dining table.

On the first floor there are two spacious bedrooms both sharing a modern family bathroom with a white three piece suite and contemporary tiling.

The rear garden has a paved patio extending into a garden path running alongside the lawn. There is a practical rear access gate.

We understand there is an estate management fee.

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

**Property construction:** Brick

**Parking:** Drive

**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/>

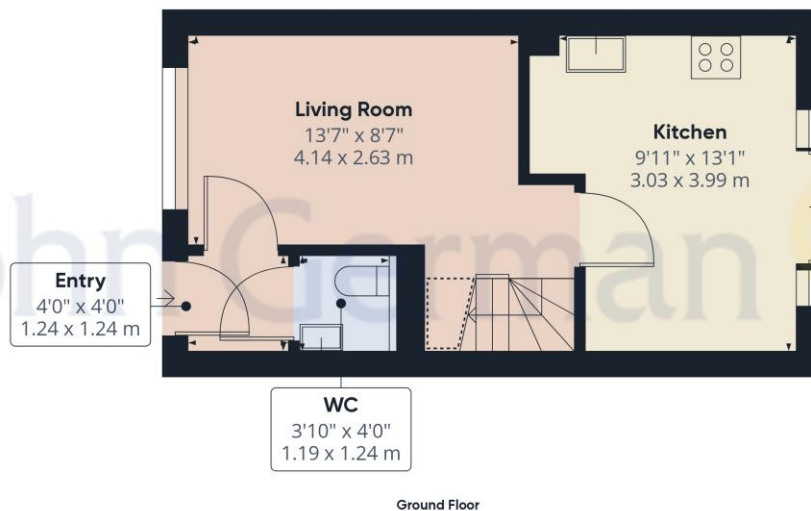
**Local Authority/Tax Band:** East Staffordshire Borough Council / Tax Band B

**Useful Websites:**

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

**Our Ref:** JGA/18032024

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

614.77 ft<sup>2</sup>  
57.11 m<sup>2</sup>

Reduced headroom

9.2 ft<sup>2</sup>  
0.85 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
(below 1.5m/4.92R)

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







Score	Energy rating	Current	Potential
92+	A		98 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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#### Agents' Notes

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