

Hazel Crescent

Branston, Burton-on-Trent, DE14 3GT

John German





When we
have
each other,
we have
everything

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£270,000

A superb family home, beautifully presented throughout and ready to move into with a stylish dining kitchen, good sized lounge, master bedroom with en suite, two further generous bedrooms and family bathroom. Standing on a lovely plot with driveway, gardens on a popular modern estate handy for local amenities.



Situated on the popular St Modwen's Branston Leas development is this superb detached three bedroom home perfect for those looking to move up to a detached property or those looking to downsize. The house is superbly presented throughout and ready to move into, standing on a lovely plot behind a front garden with driveway to side providing ample off road parking.

The front entrance door opens into a generous and welcoming hallway with staircase off to first floor and doors leading off.

The lounge enjoys a delightful dual aspect with picture window framing views to front and French doors opening out to the rear garden.

Across the hallway is the highlight of the ground floor which is a superb stylish dining kitchen equipped with a range of base and eye level units in cream with work surfaces over, integrated oven, hob and extractor, fridge freezer and dishwasher, sink and drainer unit. A window frames views to front, there is a generous dining area with French doors opening out to the rear garden and double doors opening into a useful utility cupboard with space for washing machine and also providing storage.

To the first floor, the stairwell with window leads to the landing with doors leading off. The master bedroom is a generous double with built in double wardrobes, picture window framing views to front and an en suite shower room with a modern suite comprising shower cubicle, pedestal wash hand basin and WC.

There are two further bedrooms with bedroom two having the benefit of a built in wardrobe providing useful storage with both of these bedrooms sharing a well appointed family bathroom with panelled bath with shower over and shower screen, pedestal wash hand basin and WC.

The garden to rear is laid to lawn with a gravelled area ideal for a patio set or outdoor seating and there is side entrance via 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 and 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 D

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

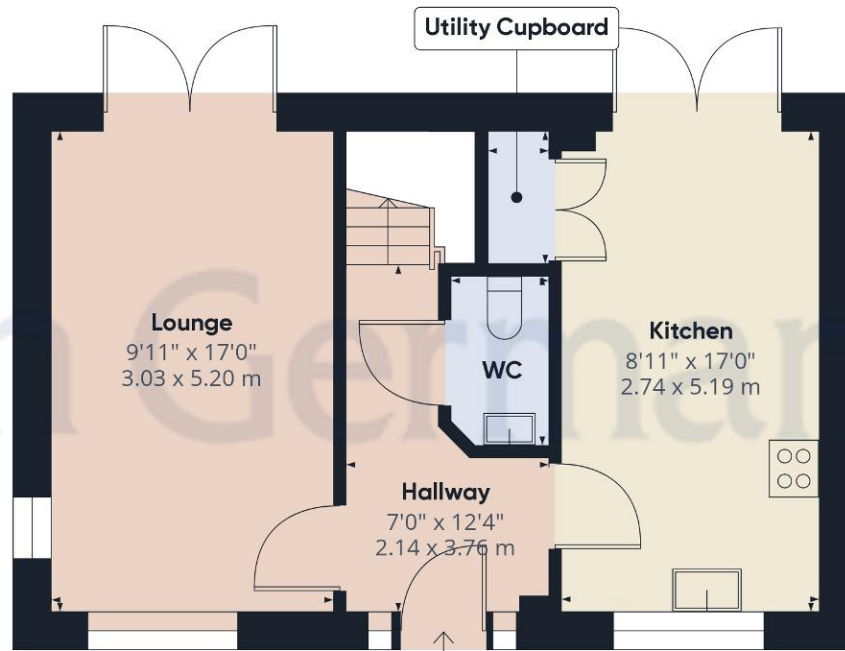
www.eaststaffsbc.gov.uk

Our Ref: JGA/05042024

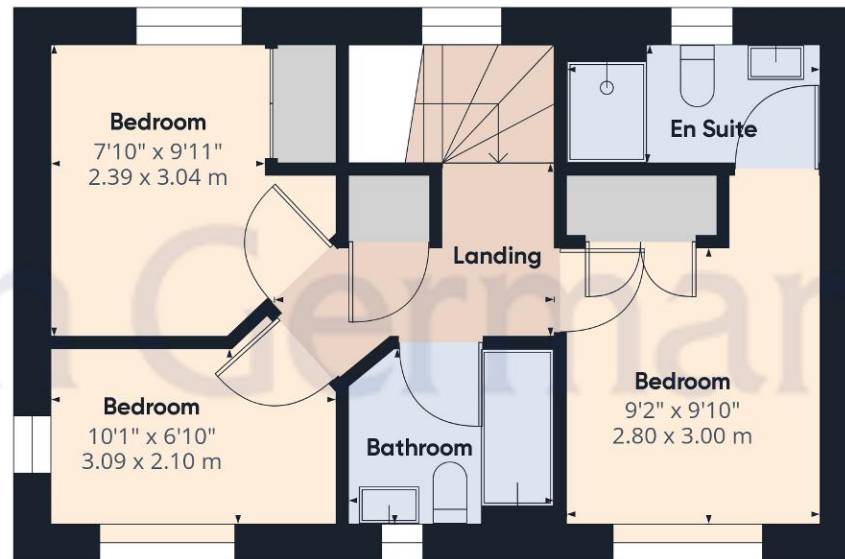
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Ground Floor



Floor 1

Approximate total area⁽¹⁾

875.3 ft²
81.32 m²

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



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