

Heather Close

Branston, Burton-on-Trent, DE14 3FL

John German





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Branston, Burton-on-Trent, DE14 3FL

£340,000

NO UPWARD CHAIN

A well appointed executive four bedroom detached family home, presented to a high standard throughout with car port, garage, generous driveway and an open plan kitchen/living conservatory extension.



This attractive detached family home is situated in a quiet position within a popular residential development of homes in Branston being located on the outskirts of Burton and well placed for the town centre, the A38, nearby supermarkets, restaurants and parks - ideal for all the family.

Internally the property comprises of an entrance door opening into the welcoming hallway with carpeted stairs rising to the first floor and access to the cloakroom with wash basin and WC. There is a useful understairs storage space cleverly designed by the current owners having a ceiling light point and carpeted flooring.

The generously sized living room has ample space for various seating arrangements, two windows to the front aspect and double doors opening to a second reception room which is currently being used as a dining room with a door to the kitchen and double doors opening into the conservatory.

The open plan kitchen and conservatory forms the heart of the home combined to provide a superb, large space for relaxation and entertaining. The kitchen has been refitted with a range of matching hi-gloss wall and base units with worksurfaces over, a lovely breakfast bar area, a range of integrated appliances and spotlights to the ceiling. There is open plan access to the large, double glazed conservatory with an apex roof, laminate flooring, ceiling fan and glazed double doors to the garden.

On the first floor, the master bedroom suite comprises a large double bedroom complete with dressing area with built-in wardrobes and a modern en suite shower room. The second bedroom also features a fitted wardrobe and has dual aspect windows. The remaining two bedrooms enjoy a garden view. The family bathroom has been refitted and features a panelled bath with mains shower and screen, wash hand basin, low level WC, chrome heated towel rail and spotlights to the ceiling.

Outside - The property stands on a corner plot with a block paved parking area to the front with railings to the perimeter, stocked borders and a tarmac driveway leading to the carport with up and over door that in turn leads to the garage also with an up and over door, power and a door to the side. The delightful walled rear garden has two patio seating areas, garden shed, greenhouse and a lawn.

The property benefits from an EV charging point and a CCTV system.

Please Note: The neighbouring property has access to the front of number 1 to their property and garage.

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:

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

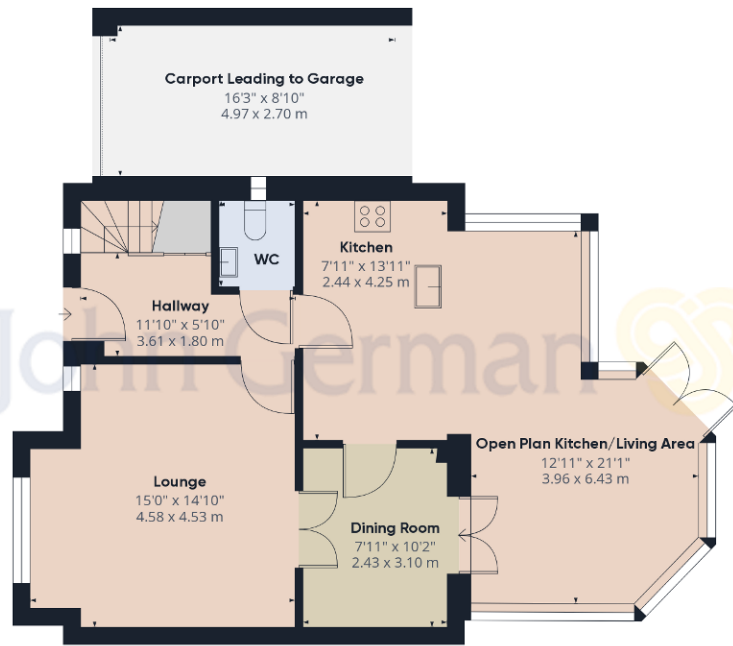
Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/10042024

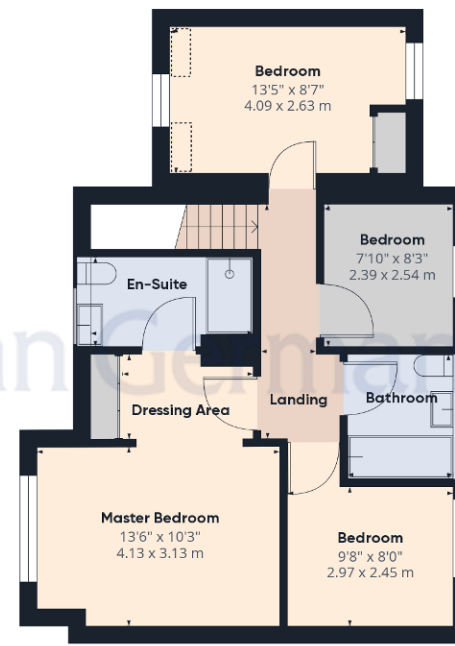
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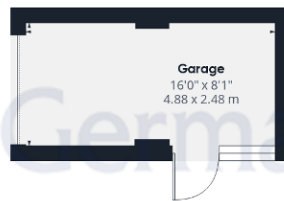




Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

1615.63 ft²


150.1 m²

Reduced headroom

6.33 ft²

0.59 m²

(1) Excluding balconies and terraces

 Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE 360



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		
81-91	B		
69-80	C	70 C	77 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
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JohnGerman.co.uk Sales and Lettings Agent



