

# Caraway Drive

Branston, Burton-on-Trent, DE14 3FQ



A well-positioned semi-detached, family home in the sought after village of Branston. Located on a quiet residential cul de sac and benefitting from convenient access onto the A38. This home is finished to superb standard throughout, offering a PERFECT FIRST TIME BUY.

£220,000



John German

A wonderful opportunity to purchase a home that's ready to move straight into. Boasting ample amount of living accommodation throughout, briefly comprising an entrance hallway, guest cloakroom, spacious living room with convenient under stairs storage cupboards and a modern fitted, open plan kitchen diner to the rear with patio doors leading to the rear garden. To the first floor, this property offers three generous sized bedrooms and a family bathroom.

To the front, this home benefits from plenty of off-street parking via the driveway and single garage. The garage can be accessed from the front via up and over doors, as well as a door to the back which can only be accessed from the rear garden and has power and lighting throughout. The landscaped rear garden is low maintenance, laid mainly to artificial lawn and privately enclosed to the perimeter. The garden also enjoys a seating area, positioned just in front of the patio doors, perfect for relaxing and entertaining.

Caraway Drive enjoys easy access to a range of amenities including local shops, cafes, and restaurants. The nearby Branston Golf & Country Club is a popular spot for leisure and socialising. The home also benefits from excellent transport connections. The nearby A38 provides swift access to Burton upon Trent and the wider Midlands region. Public transport options are plentiful, with regular bus services and close proximity to the Burton upon Trent railway station. The area is also well placed for schooling with the catchment being Rykneld Primary School and Paget High School which received a good rating from Ofsted in 2022.

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

**Property construction:** Standard

**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:** See Ofcom link for speed: <https://checker.ofcom.org.uk/>

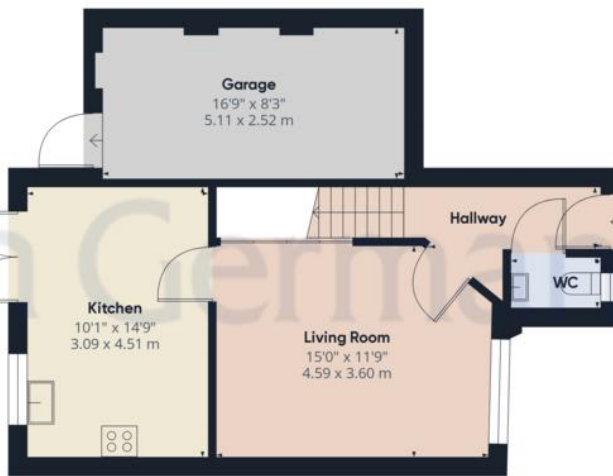
**Mobile signal/coverage:** See Ofcom link <https://checker.ofcom.org.uk/>

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

**Our Ref:** JGA/12062024

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Ground Floor



Floor 1

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**Approximate total area<sup>1</sup>**  
891.72 ft<sup>2</sup>  
82.84 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.

GIRAFFE360









Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	72 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

#### Agents' Notes

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Loughborough | Stafford | Uttoxeter

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