

# Epsom Close

Branston, Burton-on-Trent, DE14 3GA

John  
German







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£299,950

This fully renovated detached family home is located within walking distance to highly regarded schools and is finished to a show home standard throughout. If you are looking for a family home on a quiet cul de sac in a sought-after village, then look no further!





Welcome to this delightful three-bedroom property situated in the peaceful cul de sac of Epsom Close, Branston. The property has been fully renovated including new windows, bathroom suites, fitted kitchen with appliances and fully tarmaced driveway. This charming home offers a perfect blend of comfort and convenience, ideal for families and professionals alike. The interior of this home has been thoughtfully finished and is in a show home condition throughout.

The property benefits from a great deal of kerb appeal, with driveway to front for at least three to four cars, side gate to rear garden and access to the single garage via up and over doors. As you enter the property, you are greeted by an entrance hallway, which provides access to all of the living room accommodation. To the left of the hallway, you will find a spacious and bright living space which has been finished to an incredible standard, with built in media wall and fireplace and patio doors leading to the rear garden.

The kitchen/diner is also finished to a modern standard. The kitchen has matching wall and base units with worktops over, integrated appliances including washing machine, dishwasher, fridge freezer and eye level electric oven. As well as this, the kitchen benefits from a generous dining space, providing a great setting for family meals and gatherings. The ground floor space is then finished by a contemporary downstairs WC.

To the first-floor landing, we can offer three generous sized bedrooms. To the master bedroom, this home has built in, sliding wardrobes for storage and a modern fitted en suite. The en suite enjoys a shower enclosure, low level flush WC and wash hand basin. The home also offers a modern fitted family bathroom, which has a bath with mixer taps, low level flush WC and wash hand basin.

To the rear, we can offer a wonderful, peaceful garden space which is south facing and enjoys not being overlooked by neighbouring properties. Mainly laid to lawn and privately enclosed to the perimeter with mature planted borders. The garden also has a shed to the side which has only just been erected by the seller. The garden also provides access to the garage via a side door.

Epsom Close 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).

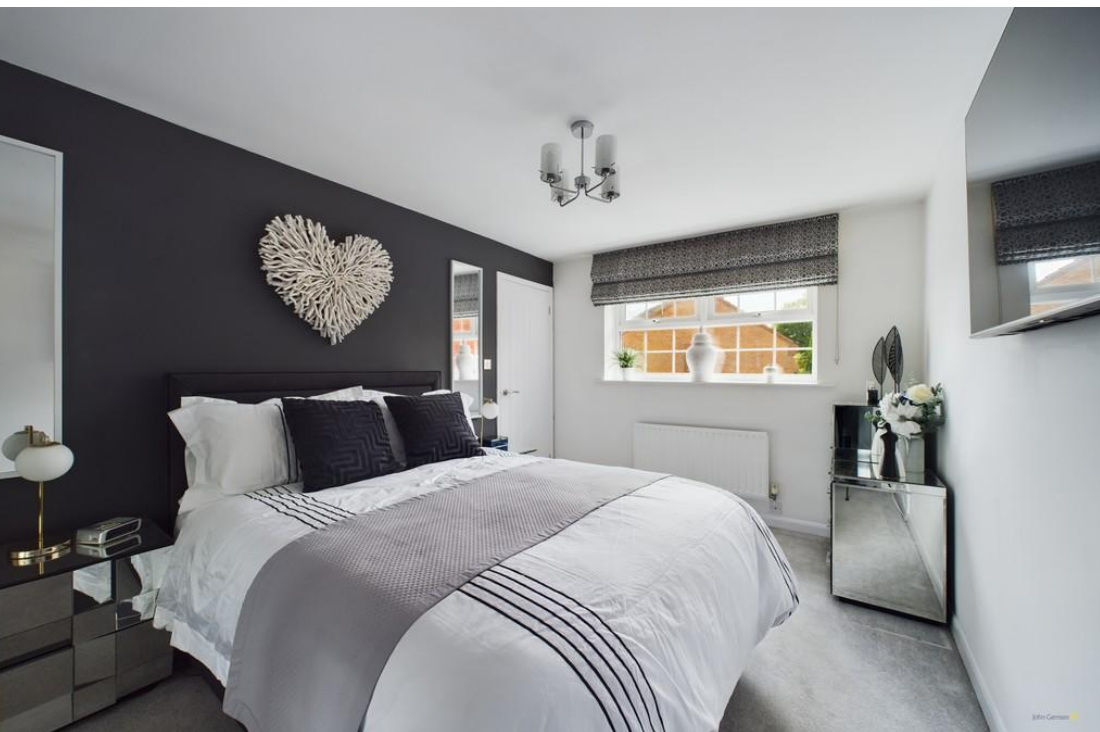
**Broadband type:** Fibre - See Ofcom link for speed: <https://checker.ofcom.org.uk/>

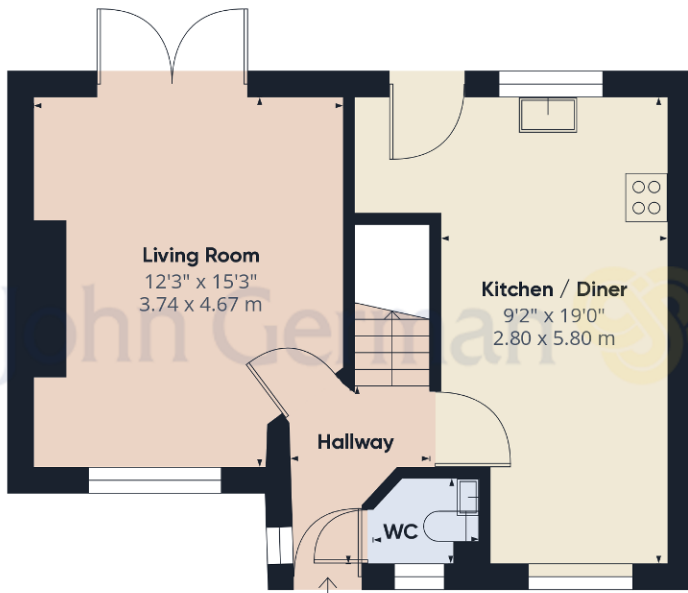
**Mobile signal/coverage:** See Ofcom link <https://checker.ofcom.org.uk/>

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

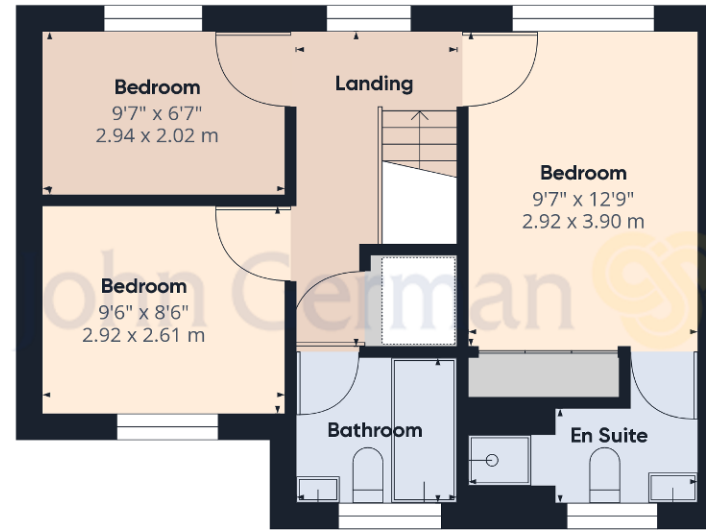
**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)



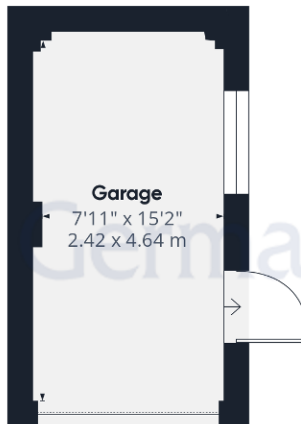




Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

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

972.99 ft<sup>2</sup>

90.39 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.

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### Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

### Referral Fees

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The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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