

Culland Road

Branston, Burton-on-Trent, DE14 3EL

John German






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£265,000



An impressive link detached home that is stylishly presented with highlights including a spacious lounge, dining room, conservatory, breakfast kitchen, 3 bedrooms, refitted shower room set on a corner position with lovely gardens.

This lovely link detached home stands on a corner plot and features a stylishly appointed interior that is ready to move into. Situated on the popular Regents Park estate in Branston that is handy for a wide range of local amenities together with schools for all ages and excellent access to the A38.

Step inside the hall with stairs to the first floor and a door to the refitted guest's cloakroom with a WC and vanity wash hand basin.

The good sized lounge has a window overlooking the front and has folding doors into the dining room which has French doors opening into the conservatory which overlooks and has access to the garden.

The well appointed kitchen is fitted with a range of base and eye level units, contrasting worktops that extend into a breakfast bar plus integrated double oven, gas hob, extractor hood and space for further appliances. A window overlooks the rear and a door provides access to the garden.

The garage has been partially converted and the remainder is a useful storage area which has an internal door into the kitchen.

On the first floor there are three bedrooms, the master is a generous double with two windows overlooking the front and a built in storage cupboard. Bedroom two is another double sized room and single bedroom three is currently used as a dressing room/office.

The shower room has been refitted in a contemporary style with a vanity unit incorporating a WC and wash hand basin, an oversized shower with rainfall head plus contemporary contrasting wall tiling.

Outside - The rear garden are perfect for those seeking low maintenance having a good sized paved patio, perfect for outdoor dining and entertaining, an artificial lawn and abundantly stocked display borders. The summerhouse is available by negotiation).

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

Property construction: Standard

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 C

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

Our Ref: JGA/24062024

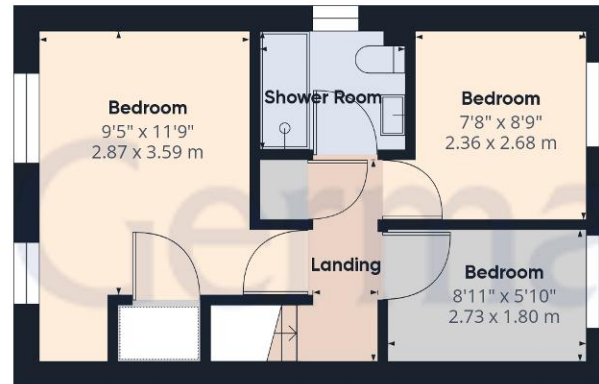
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Ground Floor



Floor 1

Approximate total area⁽¹⁾

942.68 ft²
87.58 m²

Reduced headroom

44.09 ft²
4.1 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.

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