

Sedgefield Road

Branston, Burton-on-Trent, DE14 3GN



Superb, modern, detached home featuring a stunning refitted interior ready to move into with highlights including light and spacious lounge, separate dining room, smart refitted kitchen, utility and guest WC, three good sized bedrooms, and attractive landscaped gardens, plus garage and drive.

£250,000

John German

Situated on a popular modern development off Regents Park Road is this highly impressive, modern detached family home, handy for a wide range of amenities and facilities, together with Schools for all ages close by and excellent transport links provided by the A38 and A50. The current owners have significantly improved the property which is now immaculately presented and ready to move into.

Set behind a tarmac driveway and front garden with a front entrance door opening into hallway with staircase off to first floor and door to guest WC fitted with a modern suite comprising WC, wash hand basin and part tiled walls.

There is a light and spacious lounge with window framing views to the front and archway leading through to a separate dining room, having views across the rear gardens.

There is a well-appointed fitted kitchen, equipped with a range of base and eye level units having work surfaces over with an integrated double oven, hob and extractor hood. The window gives good views over the rear, and there is a well sized, useful under stairs storage cupboard and utility room with additional appliance space, base and eye level units, a door to the rear and internal door to the garage which has an up and over front entrance door.

To the first floor, the landing with airing cupboard has doors leading off to three bedrooms, with the master being a particularly generous double, having built-in mirrored wardrobes and two windows framing views to the front. Bedroom two is also a double, whilst bedroom three is a comfortable single and currently used as a home office, both with views across the rear gardens.

Outside, there are attractive rear garden with a paved terrace, side entrance via gate, and shaped lawns, together with mature trees, perfect for enjoying a summer evening.

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

Property construction: Standard

Parking: Driveway

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Mains gas

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband 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 C

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

Our Ref: JGA12072024

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John German 





Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		



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