

# Old Road

Branston, Burton-on-Trent, DE14 3ET

John   
German











## Old Road

Branston, Burton-on-Trent, DE14 3ET

£365,000

**An exceptionally spacious link detached family home on a stunning garden plot of approximately 0.2 acres ideal for inter generational living, with highlights including two reception rooms, four bedrooms, established gardens with outbuilding. No upward chain.**



This lovely, traditional link detached home has been extended to offer plenty of space, together with a high degree of versatility perfect for a family to grow into, in a popular location handy for schools for all ages, together with being in easy walking distance of Branston village centre where there are shops, doctors and other amenities on offer. Available with the advantage of no upward chain, with excellent transport links provided by the A38 and A50.

Set behind an expansive block paved driveway providing plenty of off road parking, with an established front garden, a front entrance door opens into an L shape hallway with doors leading off.

Sliding doors with stained glass highlights open into the dining room with staircase winding off up to the first floor, and a secondary glazed window framing views across the rear gardens.

Double doors open through into a light and spacious dual aspect lounge with windows framing views front and rear, together with a fire surround providing the focal point.

Across the hall is the kitchen which is equipped with a range of base and eye level units with work surfaces over, with an integrated electric hob, double oven, space for further appliances, breakfast bar, tiled walls, spotlights and window framing views to rear. There is a door through to a useful cloak area with coat hooks, which leads onto a good size utility room with a range of base and eye level units, one and a half bowl sink and drainer unit, space for further appliances and door opening out to the rear gardens.

Off the main entrance hall there is also a guest WC with close coupled WC and wash hand basin, and completing the ground floor accommodation is a lovely double bedroom with window framing views to front, also benefitting from an en suite shower room with shower cubicle, vanity wash hand basin with cupboards under and a useful built in storage cupboard.

To the first floor and the stairwell features a lovely tall double glazed window, and the landing leading off to three good sized bedrooms. The master is a particularly impressive double filled with natural light, with dual aspect windows framing views to front and overlooking the gardens to the rear.

Bedroom two is also a double with views to rear, while bedroom three is a good size single bedroom with views to front. The family bathroom is also on this floor and comprises a spa style bath, pedestal wash hand basin, WC, tiled walls and storage cupboard.

The property features an amazing rear garden, well established and having a good degree of privacy with shaped lawns and mature borders, trees, summer house and a stunning outbuilding with pitched roof comprising two rooms with potential for a variety of uses, which would lend itself to being an ideal home office/studio/workshop or gym. At the top of the garden there is a lovely gravelled area.

**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 E

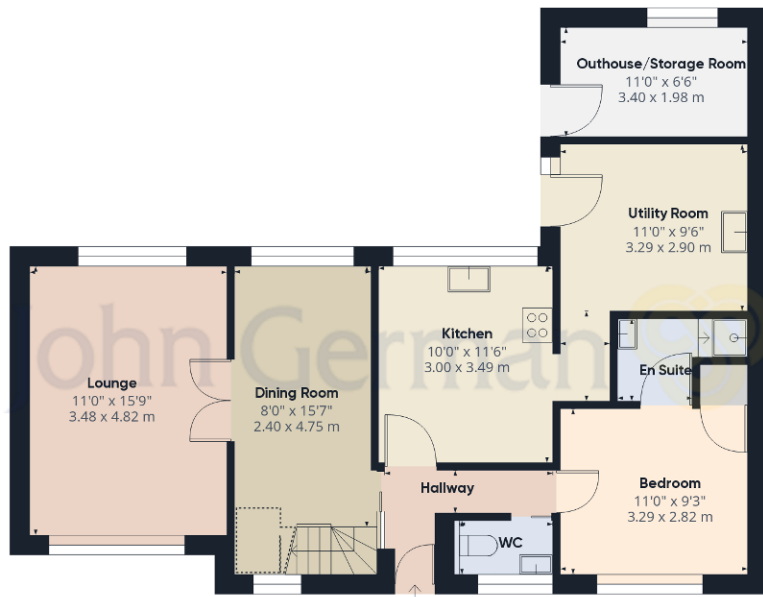
**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

**Our Ref:** JGA16072024

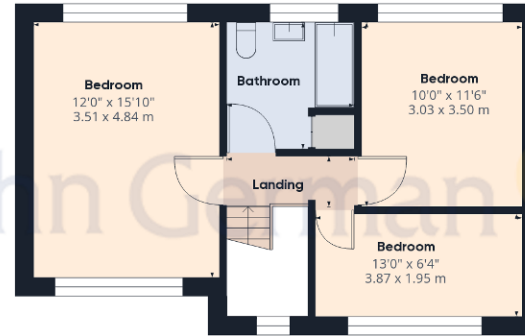




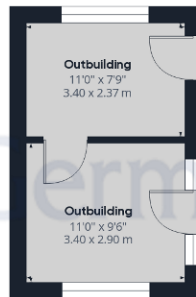




Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

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

1526.97 ft<sup>2</sup>


141.86 m<sup>2</sup>

**Reduced headroom**

18.08 ft<sup>2</sup>

1.68 m<sup>2</sup>

(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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## 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.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		



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