

Sandown Close

Branston, Burton-on-Trent, DE14 3GH

John 
German





John German

Sandown Close

Branston, Burton-on-Trent, DE14 3GH

£325,000

Situated on a popular cul de sac location in Branston is this well presented detached family home. Benefitting from four double sized bedrooms, en suite to master bedroom and many more fantastic features, this home is a perfect choice for both young and growing families.



As you approach the property you are greeted by a sizeable, tarmacked driveway which has room for at least two cars for off road parking and a lawned verge.

As you enter, the welcoming hallway leads you to a bright and open living room/diner. With the room previously being separated, the seller has removed the partition wall to create a wonderful, social living space.

Off the other side of the hallway, you will find the study. This room is a very versatile space and could alternatively be used as a playroom or second living room.

To the rear of the home is the contemporary style kitchen fitted with matching wall and base units with worktops over, base level electric oven, gas hob with cooker hood above, plumbing for dishwasher, space for fridge freezer and a breakfast bar. Adjacent to the kitchen is a utility room which has plumbing for washing machine, space for tumble dryer and a stainless steel sink and drainer. To finish the ground floor, off the utility is a conveniently located WC.

Upstairs, there are four well-proportioned bedrooms, all of which can comfortably house a double bed. The master bedroom benefits from an en suite shower room which features a shower enclosure, WC and wash hand basin. The other bedrooms then share a family bathroom which is a good size and has a shower over the bath, WC and wash hand basin.

The rear garden is predominantly laid to lawn, providing a spacious and open area perfect for outdoor activities and outdoor dining. Enclosed for privacy, it offers a low maintenance yet versatile space, ideal for relaxing or entertaining, with potential for personal landscaping touches.

Situated in a quiet cul-de-sac in the desirable area of Branston, Sandown Close is ideal for families and professionals alike. The property enjoys close proximity to local amenities, including a local Sainsbury's, Branston Golf Course, local Fish and Chip shop and many more, making it a convenient location for daily life. Families will appreciate the area for the good schooling it offers within a close proximity, schools such as Paget High School, Rykneld Primary School are both within walking distance. Branston offers easy access to the nearby town of Burton upon Trent, providing excellent transport links to the surrounding areas via the A38 and A50, ideal for commuting.

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

Please note: It is quite common for some properties to have a Ring doorbell and internal recording devices.

Property construction: Standard **Parking:** Off road **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 E

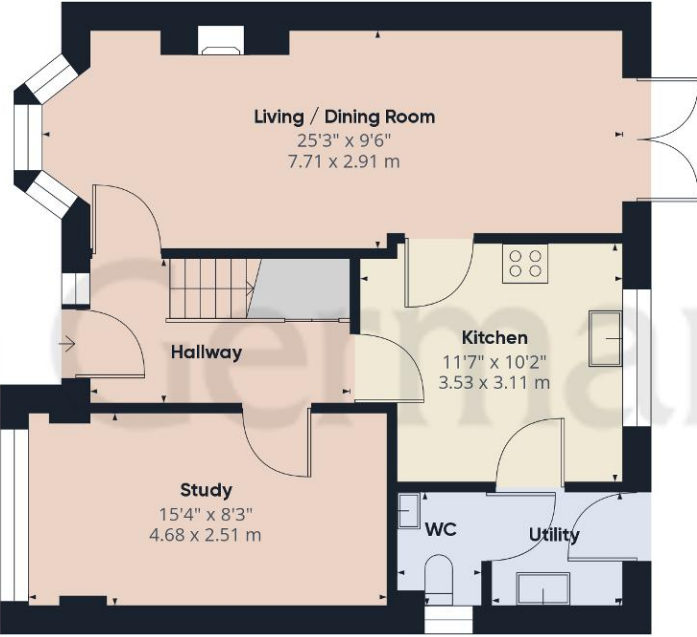
Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/23102024

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.

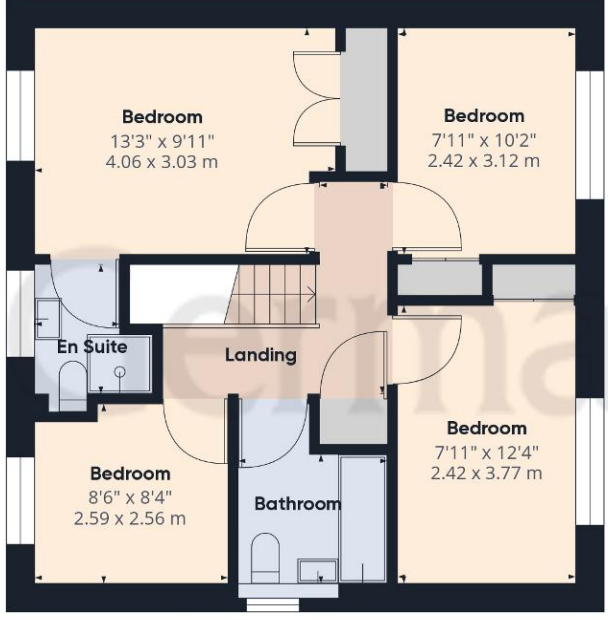






Ground Floor

Approximate total area⁽¹⁾
1109.32 ft²
103.06 m²



Floor 1

(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.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



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

Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	71 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

Ashbourne | Ashby de la Zouch | Barton under Needwood
Burton upon Trent | Derby | East Leake | Lichfield
Loughborough | Stafford | Uttoxeter

JohnGerman.co.uk Sales and Lettings Agent



