

Bramell Close

Branston, Burton-on-Trent, DE14 3ES

John
German





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£235,000

A superb and very stylish modernised semi detached home in a popular cul-de-sac location, beautifully presented throughout and ready to move into. Highlights include two reception rooms, fitted kitchen conservatory, three bedrooms, refitted bathroom, drive, gardens and single garage.

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Situated in a lovely cul-de-sac location in Branston, handy for a range of local amenities together with schools for all ages is this lovely semi detached which has been modernised by the current owner, now with a super and stylish interior, ready to move into.

Set behind a low maintenance front garden and driveway providing parking, the front entrance door opens into a large open plan hallway area with wood effect flooring and an open aspect through to a light and spacious lounge with staircase off to first floor.

The ground floor features a superb range of lighting and a speaker system through the lounge and the dining room. The dining room is a lovely space, perfect for entertaining with door to side and sliding patio doors into a conservatory, perfect for enjoying the rear garden.

Off the dining room, there is a fitted kitchen equipped with a range of base and eye level units with work surfaces over, space for appliances and window to side.

To the first floor, the landing with timber cladding to one wall has a stylish look and doors leading off to three bedrooms. The master is a fantastic light, bright and spacious dual aspect double with window framing views to rear. There are two other bedrooms both share a lovely modernised family bathroom with a suite comprising panelled bath with shower over and shower screen, basin and WC.

To the rear, there is a garage with an up and over front entrance door, further parking area, lawned gardens and a raised timber deck perfect for outside entertaining (we understand the owners intend to take away the canopy but leave the decking).

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: 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 B

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

Our Ref: JGA/14112024

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⁾

847.75 ft²

78.76 m²

Reduced headroom

13.05 ft²

1.21 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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



Floor 1



Agents' Notes

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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.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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