

Rowan Drive

Branston, Burton-on-Trent, DE14 3FY

John German





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£299,950

A superb and spacious family home with accommodation spanning three floors with an upgraded interior. Highlights include fitted study/fourth bedroom, utility room, ground floor shower room, first floor lounge and stylish dining kitchen, three air conditioned bedrooms including master with en suite and fitted wardrobes, family bathroom, garden, garage, drive and car charging point.

Situated on a popular St Modwen's development in Branston, handy for a wide range of local amenities together with primary and secondary schools and excellent transport links provided by the A38, putting the nearby of centres of Burton-on-Trent, cathedral city of Lichfield, Derby and beyond all in easy reach.

This stunning home has accommodation spanning three floors, perfect for a family offering a flexible layout with an enhanced interior with improvements including three air conditioned bedrooms, fitted out study, master bedroom with fitted wardrobes together with a car charging point in the front porch. Set behind a double width driveway providing ample off road parking and access to an integral garage with an up an over front entrance door. The garage also has a useful internal door into the entrance hallway.

The entrance hall offers a fantastic welcoming space into the property with fitted bench seating, storage ideal for coats and shoes and a practical floor leading through. Off the hallway there is a ground floor shower room with shower cubicle, pedestal wash hand basin and WC. The property also has a useful utility room with fitted base units, space for appliances and door opening out to the rear garden. The ground floor fourth bedroom/study is superbly fitted out with deep blue units, a desk area, fitted cupboards and shelving, and French doors opening out to the rear garden. The ground floor study/bedroom would be ideal for a teenager or those looking for accommodation suitable for multi-generational living, having these facilities all on the ground floor.

To the first floor, the landing has a useful storage cupboard and a door to a guest cloakroom with close coupled WC and pedestal wash hand basin. The lounge features high ceilings and has a window and French doors opening out to a lovely glazed balcony. Across the landing is a superb and stylish kitchen/diner equipped with a range of base and eye level units with worksurfaces over, integrated double oven, hob and extractor, dishwasher and fridge freezer. There is plenty of space for a dining table, again having high ceilings and two windows framing views across the rear garden.

To the second floor, where the landing has doors leading off to three bedrooms and a well appointed family bathroom comprising panelled bath with shower over, pedestal wash hand basin and WC. The master bedroom is a lovely double benefitting from wardrobes with sliding doors and further fitted bedroom furniture including a dressing table. It also has its own en suite shower room with a modern suite comprising shower cubicle, pedestal wash hand basin, WC and towel rail/radiator. There are two further bedrooms on this floor, both well proportioned and all having the luxury of air conditioning for those warmer summer months.

The garden to rear features a paved terrace, shaped lawns, a fenced off children's area and side entrance via gate.

Note: There is an estate management fee payable of currently £120 per annum.

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.

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 D

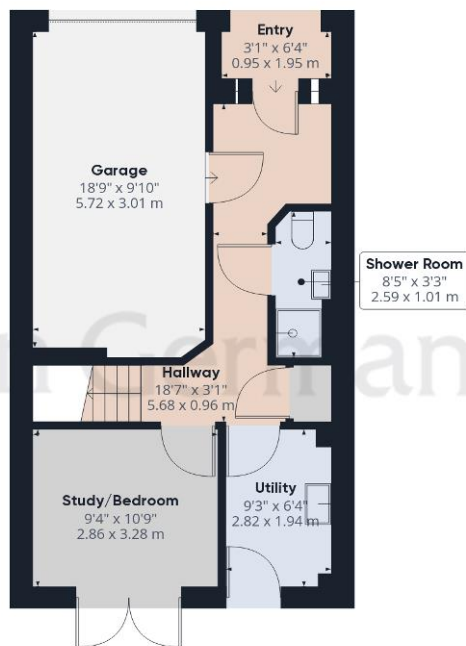
Useful Websites: www.gov.uk/government/organisations/environment-agency

www.eaststaffsbc.gov.uk

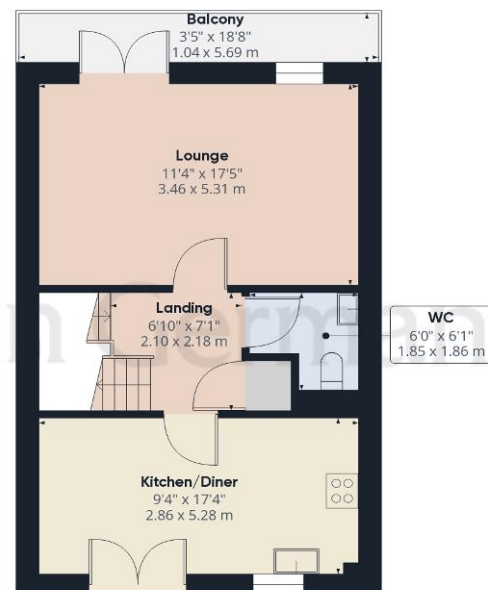
Our Ref: JGA/22112024



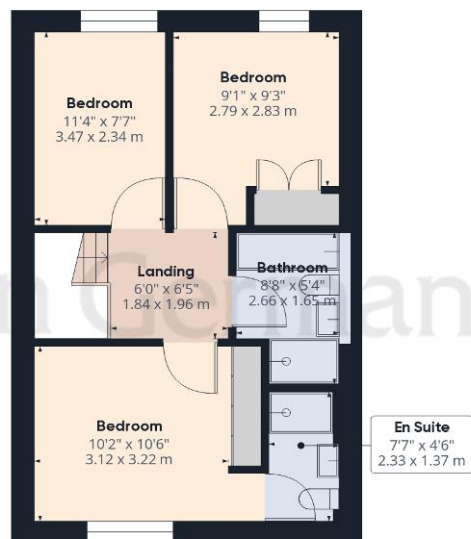




Ground Floor



Floor 1



Floor 2

Approximate total area⁽¹⁾

1421.26 ft²
132.04 m²

Balconies and terraces

62.75 ft²
5.83 m²

(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.

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Agents' Notes

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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.

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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.

Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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