

# Fairway

Branston, Staffordshire, DE14 3EH

John German



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Branston, Burton-on-Trent, DE14 3EH

£290,000

**An outstanding extended link detached home, perfectly placed for Branston Golf Club & Spa. Stylishly presented with highlights including a light and spacious lounge, well appointed kitchen/diner, superb family room, utility, guest WC, three bedrooms, modernised bathroom and pretty gardens.**

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Situated on the popular Fairway development in Branston is this impressive link detached family home that has been extended, enhanced and improved by the current owner that is ready to move into. It is perfectly placed for Branston Golf Club & Spa and well placed for schools of all ages along with Sainsburys Local store just around the corner. Excellent transport links are provided by the A38 and A50.

The property is set behind a lovely landscaped low maintenance front garden that is partly paved and stoned with a raised planting bed. A side driveway leads to a useful store having a roller up and over door.

Step inside the welcoming hall that has a door to the light and spacious lounge having a focal point fire surround and stairs rising to the first floor landing. A door leads to the well appointed kitchen/diner equipped with an attractive range of units complemented by wooden block worktops over and stylish metro tiled splash backs. There is an integrated double oven, hob and extractor hood along with space for further appliances and a useful under stairs cupboard. There is space for a dining table and wide opening seamlessly flows into the superb family room having a high vaulted ceiling with skylights, space for a sofa and provision for a wall mounted television plus French doors out to the rear garden. From here is a useful utility room with fitted units, appliance space, window to rear and a door into a guest's cloakroom having a WC and wash basin. Also off the utility is a door into the remainder of the garage offering excellent storage.

On the first floor are three bedrooms and a modernised bathroom having a bath with shower and screen over, pedestal wash basin, WC and a chrome towel radiator.

The lovely rear garden has a paved patio area perfect for outdoor dining with a shaped lawn beyond and path leading to an additional seating area at the top of the garden, all surrounded by abundantly stocked beds and borders.

**Note:** The owner of this property is a member of staff at John German.  
**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  
**Water supply:** Mains  
(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 C  
**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)  
**Our Ref:** JGA/160625

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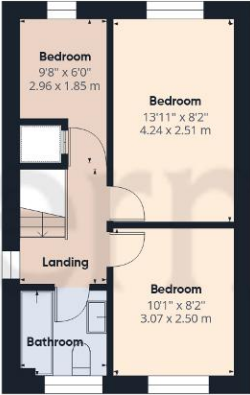








Ground Floor



Floor 1

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

912 ft<sup>2</sup>

84.7 m<sup>2</sup>

Reduced headroom

14 ft<sup>2</sup>

1.3 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration 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.

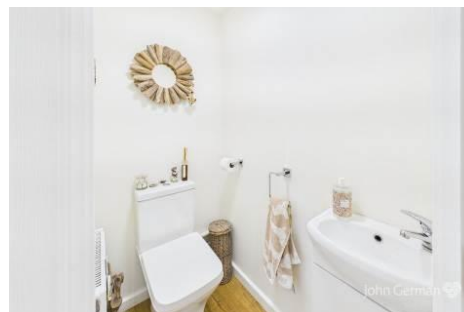
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**Conveyancing Services** - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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