

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

Parking: Drive

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Mains 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 C

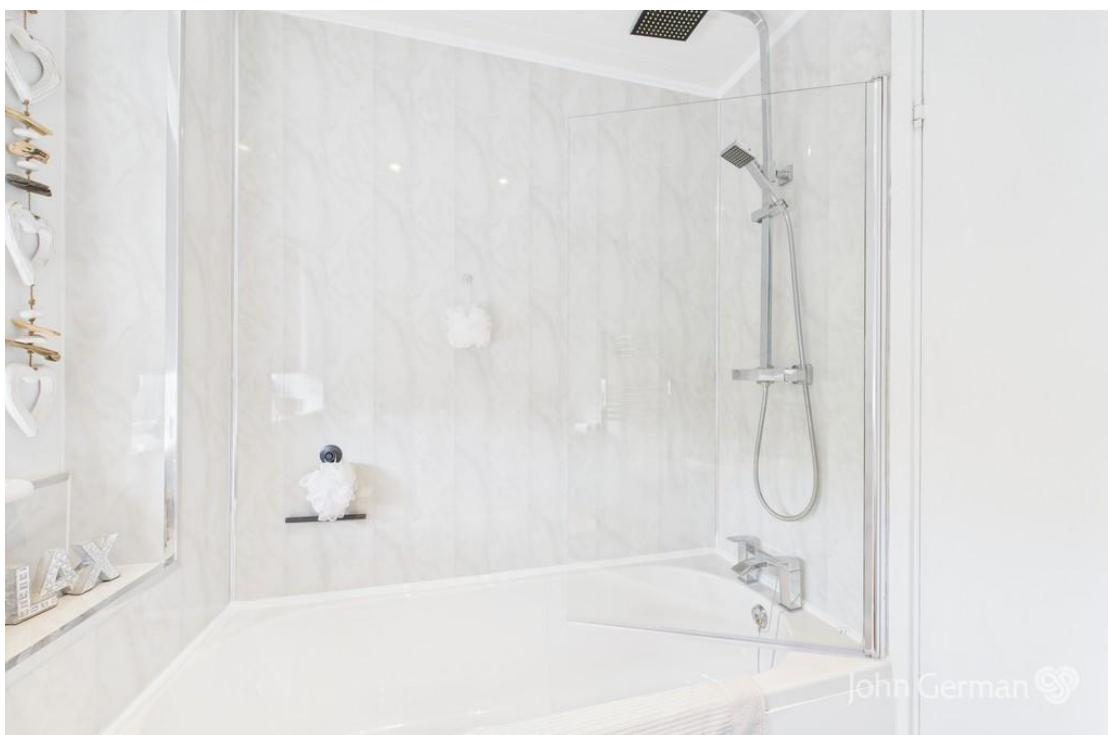
Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/160625

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Approximate total area⁽¹⁾

912 ft²

84.7 m²

Reduced headroom

14 ft²

1.3 m²

(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

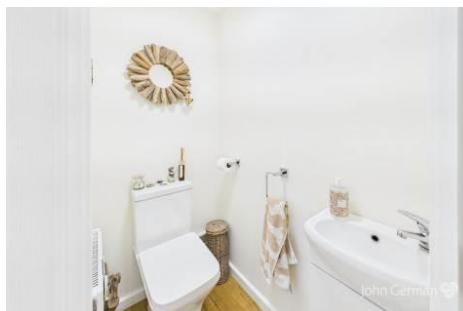
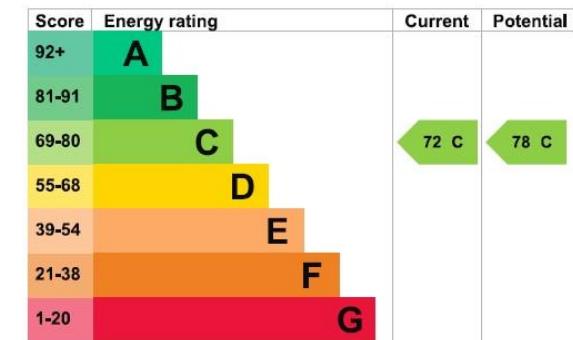
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Referral Fees

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.

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.



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