

Burton Road

Branston, Burton-on-Trent, DE14 3DW

John German





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£390,000

Step inside this impressive three-bedroom detached family home, situated along the ever-popular Burton Road in Branston. With its spacious rooms, versatile layout, and a spectacular private garden, this property offers a wonderful balance of charm, practicality, and lifestyle appeal.

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Enter the property through a porchway into a generous hallway, complete with a striking square staircase that immediately sets the tone for the home. To the left sits a versatile room currently used as a study, which could also serve as a snug, hobby room, or fourth bedroom, making it adaptable to the needs of any family. To the right of the hallway lies the main living room - a bright and welcoming space with a bay window, feature alcoving and original fireplace. Double doors open through to the dining room, perfectly sized for a family table and chairs, along with additional furniture. Patio doors flood the space with light and provide a seamless connection to the garden beyond.

The dining room loops around into the heart of the home - a modern and well-appointed kitchen. Designed with both style and function in mind, it includes ample wall and base units, carousel cupboards, an integrated fridge-freezer, integrated dishwasher, space for a washing machine, an eye-level double oven, integrated microwave, induction hob, and extractor fan. The cupboards have been cleverly designed to maximise storage and make day-to-day life effortless. A handy cloakroom comprising WC and hand wash basin, along with an understairs pantry, adds further convenience. From the kitchen, there is access back into the hallway and also into the sunroom - a tranquil retreat where you can sit throughout the seasons, enjoy panoramic garden views, and watch visiting wildlife.

Leading up the staircase, you arrive at a spacious landing with oriel window. The family bathroom is the first door to the right and is fitted with underfloor heating, WC, hand wash basin, a walk-in shower, and a bathtub positioned under the window - a luxurious space to unwind, perfectly serving all bedrooms. Bedroom three, although the smallest, is still a generous double with room for additional furniture. Bedroom two is larger still, providing another comfortable double. The master bedroom completes the first floor, an impressive space with ample room for wardrobes and drawers, a charming feature fireplace, and its own en-suite shower room comprising WC, hand wash basin, and shower cubicle.

A huge selling point of this home is the spectacular rear garden. Starting with a patio area, it extends down to lawned sections with multiple seating areas that offer both sunny and shaded spots. Raised borders are perfect for keen gardeners, while a pond, greenhouse, and two sheds add to the appeal. The property also benefits from backing onto allotments, making the garden a private and peaceful haven. A detached garage fitted with electricity and ample off-road parking add further practicality.

Perfectly placed in the desirable village of Branston, the home is within walking distance of shops, highly regarded schools, eateries, and doctors. Excellent transport links are on hand with a bus stop conveniently located just beyond the driveway, along with easy access to the A38, making commuting simple.

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 and type: See Ofcom link for speed: <https://checker.ofcom.org.uk/>

Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

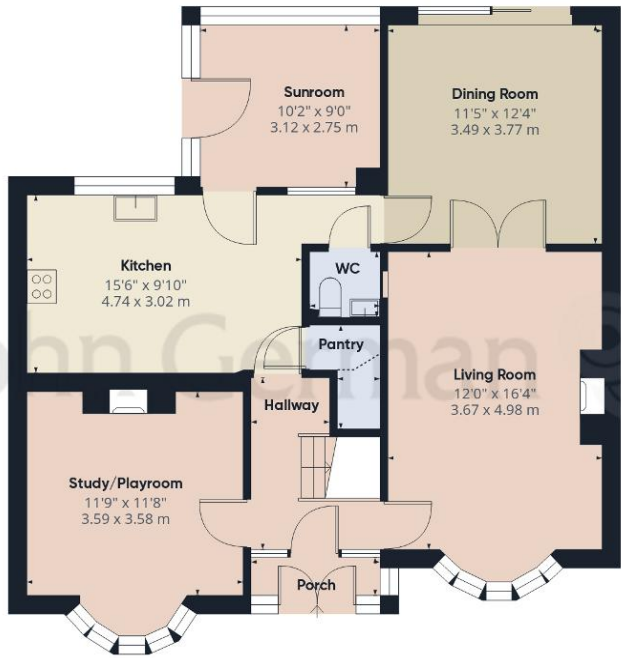
Local Authority/Tax Band: East Staffordshire Borough Council / Tax Band E

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

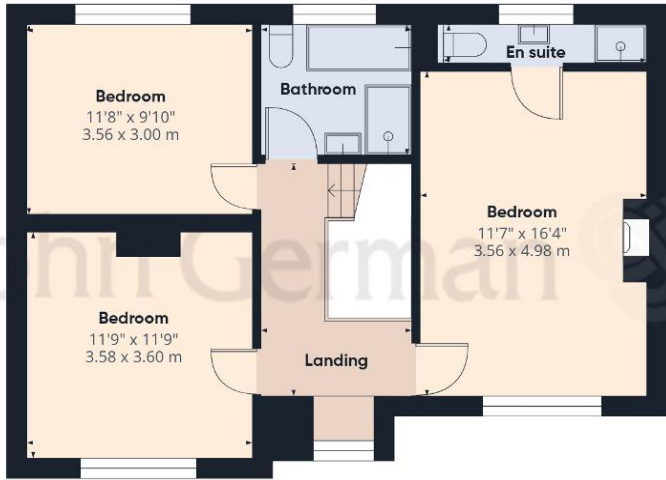
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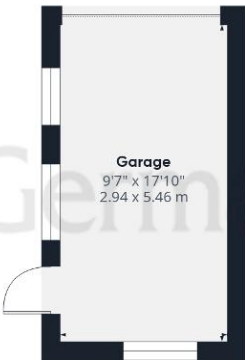




Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

1636 ft²

152.1 m²

Reduced headroom

11 ft²

1 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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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.

We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AML ID verification and proof / source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use the Checkboard app to complete the necessary checks, this is not a credit check and therefore will have no effect on your credit history. With effect from 1st March 2025 a non-refundable compliance fee of £30.00 inc. VAT per buyer / donor will be required to be paid in advance when an offer is agreed and prior to a sales memorandum being issued.

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		
69-80	C		77 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		



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