

Harwood Avenue

Branston, Burton-on-Trent, DE14 3JB



This extended three-bedroom semi-detached property offers spacious living, a versatile layout, and a generous driveway, making it an ideal family home.

£225,000



John German

Upon entering the hallway, you'll find the U-shaped kitchen to your left. Designed for both practicality and style, it includes ample wall and base units, integrated fridge and freezer, space for a washing machine, slim dishwasher, and cooker with extractor fan. The tiled flooring provides easy maintenance.

The hallway leads through to the spacious living room with a fire surround. Partly open-plan to the second reception room, this arrangement allows natural light to flow through both spaces while maintaining a sense of separation. The rear reception room makes a perfect dining room, playroom, home office, or additional sitting area, with patio doors and full-length windows overlooking the garden.

Upstairs, the property boasts three double bedrooms. The master bedroom features two impressively deep built-in cupboards and its own dressing area. The second bedroom is another comfortable double, while the third room can accommodate a double bed or serve as a generous single, hobby room, or large study. A family bathroom serves all three bedrooms, fitted with a bath and shower over, hand wash basin, and WC. Rear-facing bedrooms enjoy views across open fields.

Externally, the property offers a charming, low-maintenance rear garden with patio space, a raised artificial lawn, pebble sections, and raised borders for planting. The garden also provides access to the garage, which benefits from a mechanics pit and electricity, making it ideal for a workshop, storage or vehicle parking.

To the front, a lawned garden with slate border complements the property, with potential to convert into additional parking. The driveway itself provides off-road parking for at least three cars.

Branston is a highly sought-after area of Burton-on-Trent, well regarded for its excellent local amenities including shops, supermarkets, pubs, and eateries. Families benefit from a choice of well-regarded schools nearby, while the surrounding countryside offers riverside walks and leisure opportunities. For commuters, Branston enjoys easy access to the A38, A50, and the wider Midlands road network, as well as regular rail services from Burton station.

- 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: 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
- Our Ref: JGA/09092025

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Ground Floor

Floor 1

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Approximate total area⁽¹⁾

960 ft²

89.3 m²

Reduced headroom

8 ft²

0.8 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.

GIRAFFE360





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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RICS

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Agents' Notes

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