

# Stewart Close

Branston, Burton-on-Trent, DE14 3GY

John German



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£350,000

This lovely detached is perfectly placed for Branston Golf Club & Spa, beautifully presented and ready to move into, with two reception rooms, conservatory, well appointed breakfast kitchen, four bedrooms, ensuite and family bathroom, plus drive, garage and gardens.

Available with no upward chain and in a sought-after location perfect for golfers being just around the corner from Branston Golf Club & Spa, with lovely walks and schools for all ages close by.

The property is situated off a drive serving three properties in a quiet location, with ample driveway parking and access to the garage, with a side gate leading around to the rear.

The hall provides a welcoming entrance, generously sized with doors leading off. The lounge has views to front and a fireplace. From the lounge, double doors open into a dining room, an ideal room to entertain, having further double doors to a good size conservatory with views of the garden.

There is a good size breakfast kitchen with fitted units and a breakfast bar, an integrated oven and hob, plus a useful utility area with a door out to the garden and a door to the guest WC.

The landing has doors off to four bedrooms and the family bathroom. The master is a light and spacious double with two sets of fitted wardrobes adding storage, plus the benefit of its own modern ensuite shower room. Bedroom two is again a good size double with views to front and a useful alcove ideal for a TV. Bedrooms three and four are good size singles with built in storage and either would also make an ideal home office.

The rear garden is laid to lawn with borders and a paved terrace.

**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 D

**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

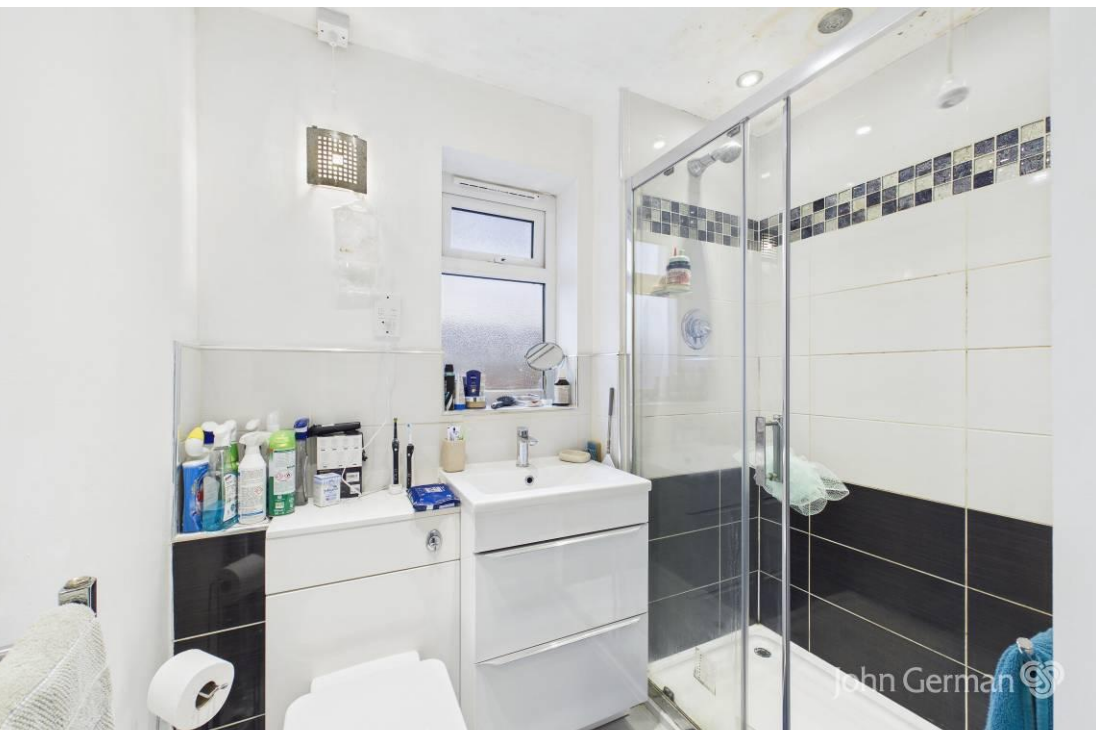
**Our Ref:** JGA/10022026

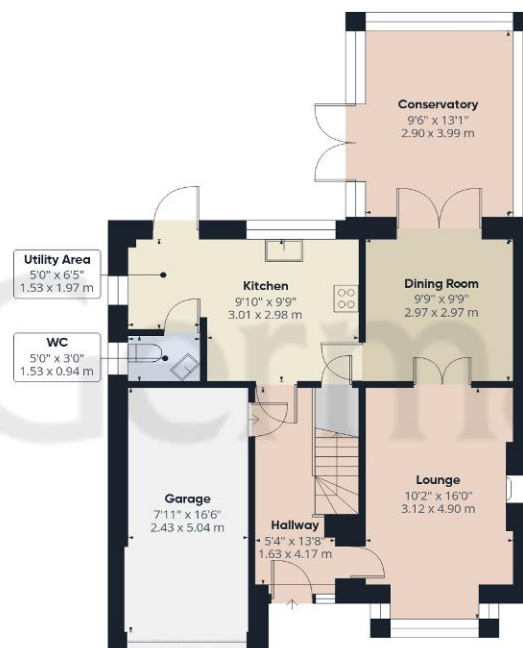
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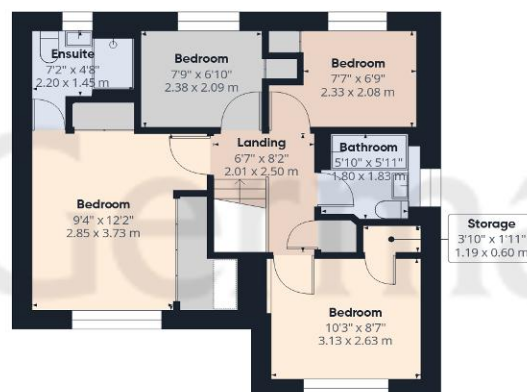


Ground Floor

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

1236 ft<sup>2</sup>

114.7 m<sup>2</sup>



Floor 1



(1) Excluding balconies and terraces

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.

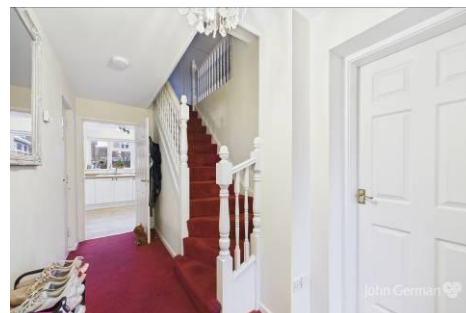
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**Conveyancing Services** - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		



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