

Thorntree Lane

Branston, Burton-on-Trent, DE14 3FU



Located on the first phase of the modern Branston Leas development by St Modwen homes, this well-appointed and beautifully presented property enjoys a cul de sac location with spacious accommodation and excellent transport links.

Guide Price £190,000

John German

With storm canopy to the front, the entrance door leads in to the hallway having a central heating radiator, stairs rising to the first floor, a useful under stairs storage cupboard and doors leading off.

The cloakroom is appointed with a modern white suite, comprising low level WC and pedestal hand wash basin, with extractor fan.

The fitted kitchen is smartly appointed with a range of both eye and base level units with work surfaces over, an inset one and a half bowl sink and drainer unit and double oven with six ring gas hob and overhead extractor. There is also a double glazed window to the front aspect as well as further appliance space and plumbing for a washing machine.

Enjoying double glazed patio doors to the rear, the lounge/diner is a great open space, ideal for modern family living with views in to the rear garden and central heating radiator.

Upstairs, the landing gives access to the three bedrooms and the family bathroom.

The master bedroom is a good sized double, enjoying built in wardrobe space, a double glazed window and access in to the en-suite shower room, which comprises of a white suite with enclosed shower cubicle, low level WC, pedestal hand wash basin and heated towel rail.

The second of the bedrooms is also a good size, having a double glazed window to the rear aspect as well as central heating radiator.

Bedroom three is a good sized single, also offering potential as a home office/study, having double glazed window to the rear and central heating radiator.

Completing the accommodation is the family bathroom, with complimentary tiling to the walls, it is comprised of a suite with panelled bath and shower over, low level wc, pedestal hand wash basin as well as double glazed window and extractor fan.

Outside, the property enjoys a secluded cul de sac position, with driveway to the front providing off street parking. There is gated side access to the low maintenance rear garden, with decked area to the immediate rear, lawn and patio, and also space for a shed.

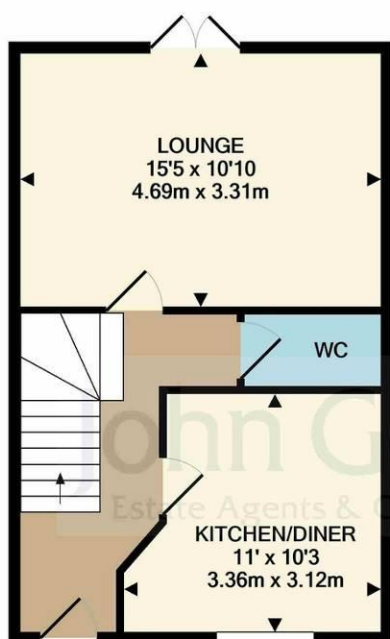
Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Services: Mains water, drainage, electricity and gas are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

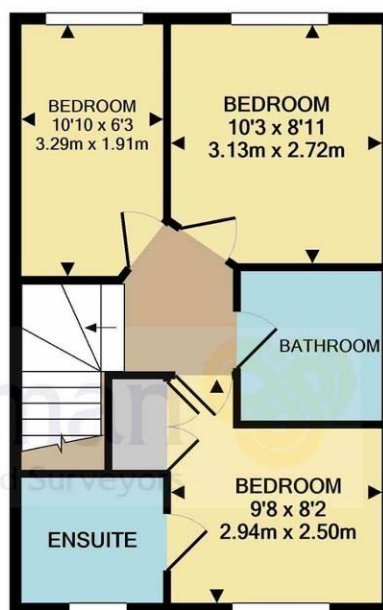
Useful Websites: www.environment-agency.co.uk

Our Ref: JGA/03112020

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



GROUND FLOOR



1ST FLOOR





AWAITING EPC MEDIA



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