

# Primrose Drive

Branston, Burton-on-Trent, DE14 3GS



Standing on an exceptionally generous plot with gardens to front, side and rear, is this modern end town house in a popular residential location ideally placed for local amenities and the A38.

£184,950

John German 

John German are delighted to offer for sale this impressive modern end town house standing on an exceptional plot with gardens to the front, side and rear. Situated on the popular Regents Park development being well placed for schools of all ages together with shops and amenities close by plus excellent access to the A38.

A canopy porch entrance has a door opening into the hall with stairs to the first floor and a door into the front facing lounge with wood effect floor and a useful under stairs alcove. A door opens into a good sized dining kitchen that extends full width of the property having a window and French doors opening out to the rear garden. The kitchen is fitted with a range of base and eye level units with work surfaces over, integrated double oven and hob, space for further appliances and wall mounted Vaillant gas central heating boiler (two years old).

On the first floor the landing has a storage cupboard and doors to three bedrooms, two of which have built-in storage, served by the family bathroom fitted with a modern white three-piece suite and part tiled walls.

## Outside

The property stands on a fabulous garden plot with a paved patio ideal for outside dining with good sized lawn beyond. A driveway provides off road parking and gives access to the garage with an up and over entrance door plus door to the rear garden.

The property has a HIVE Smart heating control for the central heating system.

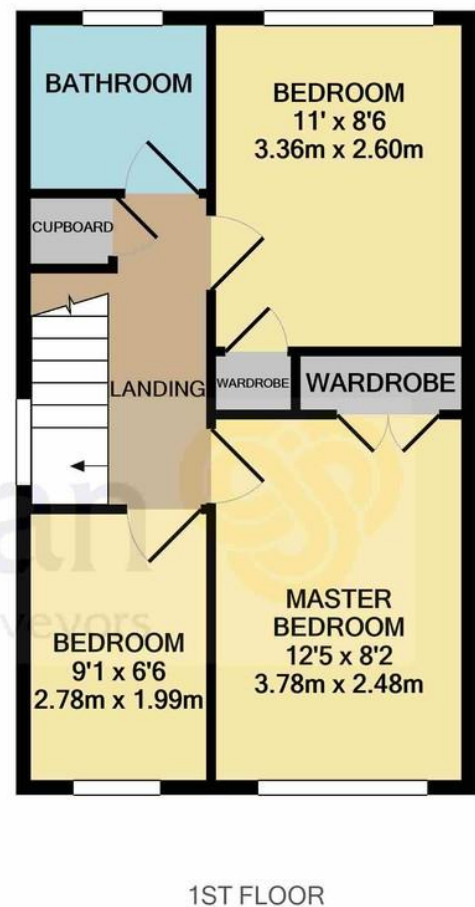
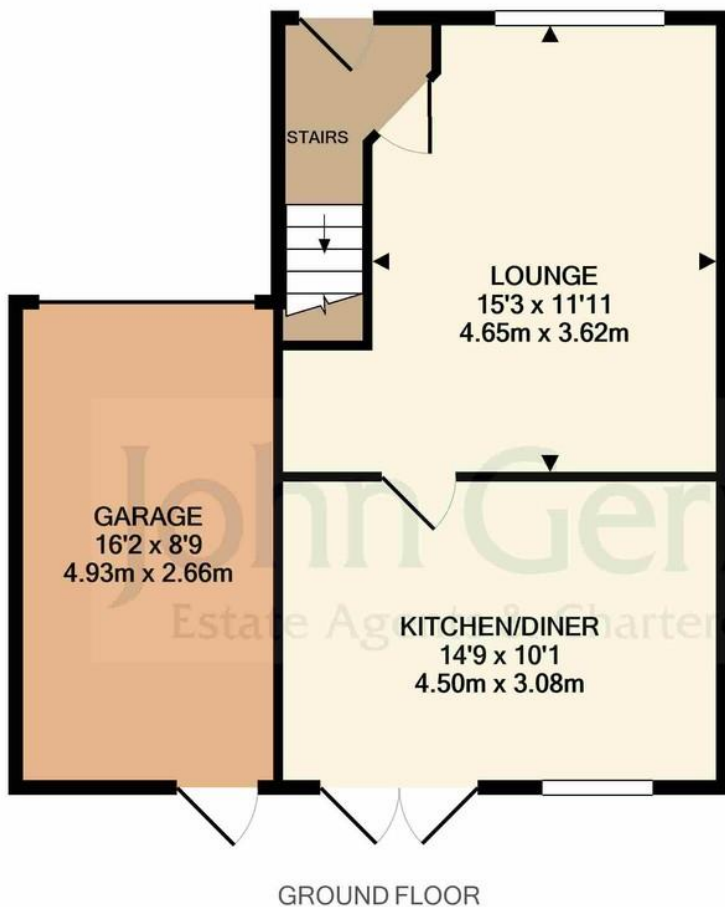
**Tenure:** Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

**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](http://www.environment-agency.co.uk)  
[www.eaststaffsbc.gov.uk](http://www.eaststaffsbc.gov.uk)

**Our Ref:** JGA/17112020

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



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
Made with Metropix ©2020









Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70   c	75   c
55-68	D		
39-54	E		
21-38	F		
1-20	G		



John German  
 129 New Street, Burton-On-Trent, Staffordshire, DE14  
 3QW  
 01283 512244  
 burton@johngerman.co.uk

### 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.

### 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.

Ashbourne | Ashby de la Zouch | Barton under Needwood  
 Burton upon Trent | Derby | East Leake | Lichfield  
 Loughborough | Stafford | Uttoxeter | The London Office

**JohnGerman.co.uk** Sales and Lettings Agent