

# Hazel Crescent

Branston, Burton-on-Trent, DE14 3GT



An attractive semi-detached family home situated within the popular and convenient location of Branston.

Offers Over £220,000

John German 

Situated in the highly popular location of Bransdon is this attractive modern semi-detached family home built by the well regarded developers St Modwen Homes and is conveniently situated for nearby transport links provided by the A38 and train services in the nearby town of Burton-on-Trent and the cathedral city of Lichfield with its excellent London service.

Internally the property comprises of entrance door opening into the hallway with laminate wooden effect flooring, carpeted stairs rising to the first floor landing, with useful understairs storage cupboard and doors off into the breakfast kitchen, guest doorkroom and generously sized lounge/diner.

The breakfast kitchen features a range of matching high gloss wall and base units with worksurfaces over, a inset one and a half bowl stainless steel sink unit and drainer, and a range of fitted kitchen appliances, there is laminate wooden effect flooring, ceiling light point and a window to the front aspect.

The guest doorkroom comprises of low level WC, wash hand basin with tiled splashback, window to the side aspect and a wall mounted radiator. The generously sized lounge/diner has carpeted flooring, feature wall panelling and French doors opening out onto the rear garden.

Upstairs the master Bedroom benefits from having a built-in double wardrobe with glass sliding doors, carpeted flooring, feature wall panelling, window to the front aspect and its own en-suite shower room.

The en-suite shower room is fitted with a shower cubicle, low level WC, wash hand basin, partially tiled walls, a heated towel rail, and a window to the front aspect.

Bedroom Two is a further double bedroom whilst bedroom three is a smaller single bedroom ideal as a home office or study. The family bathroom is fitted with a white three-piece suite, comprising a panelled bath with a shower over, low level WC, wash hand basin, partially tiled walls, heated towel rail and a window to the side aspect.

Outside to the front of the property is a small stone front garden with paved path leading to the front door and to the side of the property is the tarmac driveway providing parking for 2 vehicles. To the rear of the property is a fully enclosed garden laid mainly to lawn with a patio seating area ideal for summer entertaining.

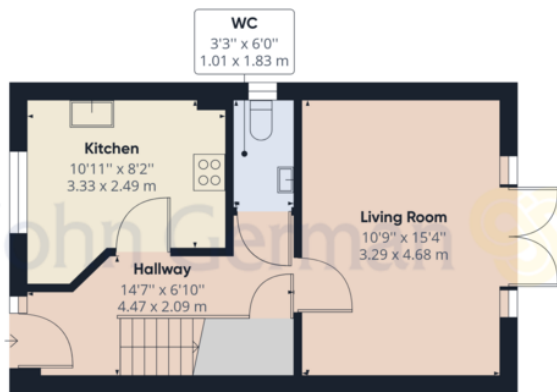
**Tenure:** Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

**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.

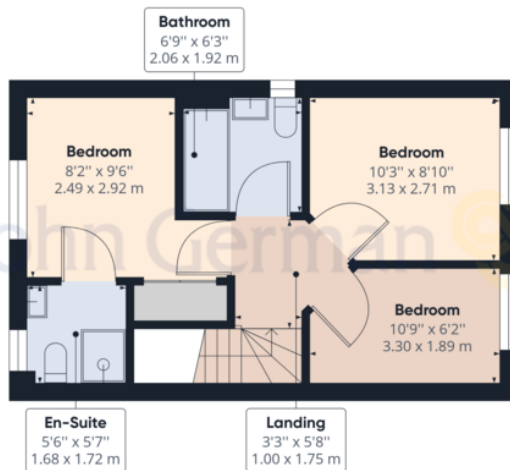
**Useful Websites:** [www.gov.uk/government/organisations/environmental-agency](http://www.gov.uk/government/organisations/environmental-agency)

**Our Ref:** JGA11092023

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



Ground Floor



Floor 1

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

750.94 ft<sup>2</sup>  
69.76 m<sup>2</sup>

(1) Excluding balconies and terraces

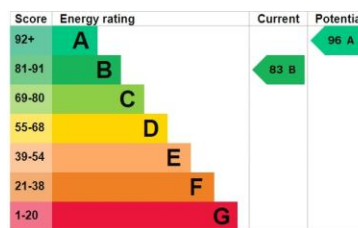
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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#### Agents' Notes

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#### 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.

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