

Warren Lane

Branston, Burton-on-Trent, DE14 3EN

John 
German






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£425,000

A photograph of a two-story detached house with a conservatory, set in a lush garden. The house has a white upper story and a brick lower story. The conservatory is a prominent feature on the right side of the house. The garden is well-maintained with a lawn, various plants, and a bench. The sky is overcast with grey clouds.

A lovely traditional 1930's detached home on a fabulous garden plot offering a superb character home in a popular residential location handy for amenities. Highlights include two reception rooms, conservatory, smart fitted kitchen, utility room, two bedrooms, en suite and family bathroom, potential to extend and modernise. No upward chain.

This handsome 1930's detached home stands on a fabulous garden plot, close to the centre of Branston with a wide range of amenities and facilities close by, together with schools for all ages, popular pubs, shops and excellent transport links provided by the A38. It is also just a few minutes' drive away from Burton-on-Trent town centre.

The house stands on a lovely plot with a large front garden which is established with shaped lawns, colourful borders a good expanse of driveway providing ample off road parking and access to the garage with an up and over front entrance door and door to the rear garden.

The front door opens into a glazed porch which in turn leads to the reception hallway with stairs and doors leading off. The living room is a light, bright and spacious room with bay window framing views to front, a fire surround providing the focal point and French doors opening through into a lovely conservatory, perfect for enjoying views across the rear garden. Across the hallway is the dining room with a bay window framing views to front and a fire surround providing the focal point. The kitchen is well appointed offering a lovely breakfast style kitchen equipped with a range of base and eye level units with work surfaces over, integrated oven, hob and extractor, breakfast bar, window framing views across the rear garden, door to side and door into a useful utility room with additional appliance space, extra storage and window to rear. Completing the ground floor accommodation is the guest WC with close coupled WC and wash hand basin.

To the first floor, the landing has a window pouring light onto the stairwell and doors leading off to two double bedrooms. The master is a particularly spacious double enjoying a dual aspect with windows front and rear together with an en suite shower room with shower cubicle, pedestal wash hand basin and WC. Bedroom two is also a generously sized double bedroom and the family bathroom is spacious, formally being a third bedroom, fitted with a suite comprising a corner bath, pedestal wash hand basin, bidet and WC. This could easily be converted back into a bedroom.

To the rear of the property, there is a pretty walled garden with established borders, shaped lawns and a paved terrace ideal for outside dining.

The property is available with the advantage of no upward chain and viewing is highly recommended to appreciate the character, accommodation and plot on offer.

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

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

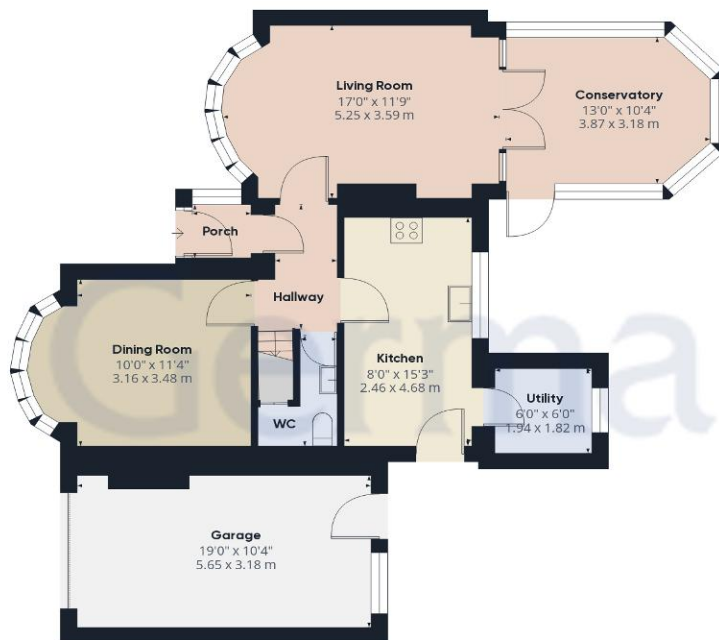
Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/16072024

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Ground Floor

Approximate total area⁽¹⁾

1381.01 ft²

128.3 m²



Floor 1

(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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		



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