

Birkdale Avenue

Branston, Burton-on-Trent, DE14 3HN

John German



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*The way we live is all together
But together we have it all.*

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£375,000

Located within walking distance of Branston Golf & country club, this executive detached property enjoys spacious accommodation as well as ample off road parking and an impressive rear conservatory opening onto a delightful rear garden with hot tub.



Set back from the road with a smartly finished block paved driveway providing parking for several vehicles, this attractive detached family home is located within walking distance of scenic riverside walks as well as the renowned Branston Golf & Country Club.

The front entrance door opens into the main hallway, where stairs rise to the first floor and doors lead off to the lounge and kitchen. The lounge is an impressive size, with double glazed bay window to the front aspect, living flame gas fire with surround and both wall and ceiling light points. Double doors lead through to the separate dining room which provides an ideal entertaining space, with access through into the modern kitchen. The recently fitted kitchen is appointed with a range of both eye level and base units, with granite work surfaces, Rangemaster cooker and an inset sink with mixer tap and InSinkErator. Continuing through to the refitted utility with pantry, granite worktops, washing machine and dryer, and rear access door to the garden. The downstairs cloakroom has also been refitted with a new WC and hand wash basin and is adjacent to the rear access door into the integral garage, which is very well presented, having been fitted with wall and base level units with work surface over, a further sink and drainer unit, appliance space with under counter fridge and freezer and electric roller door to the front. It provides an excellent workshop/hobby room and is a great addition to the property. Completing the downstairs accommodation is the generously sized conservatory, providing views out into the rear garden with two sets of double patio doors leading out.

Upstairs, the landing gives access to the four well-proportioned bedrooms, all with built in storage and complementary laminated flooring with three of the four being excellent sized doubles. Bedroom one is a generous double, with built in wardrobe, double glazed window to the front aspect and the added benefit of its own en suite shower room, with enclosed cubicle, low level WC, hand wash basin and heated towel rail. The family shower room has a smart white suite, with enclosed shower cubicle, low level WC and inset sink with mixer tap and storage cupboards.

Outside, the landscaped rear garden is laid mostly to lawn, with a patio hosting a gazebo providing an ideal space for summertime al fresco dining, as well as a luxurious hot tub with decked surround. There are maintained borders and gated side access leading out to the driveway.

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: TBC - See Ofcom link for speed: <https://checker.ofcom.org.uk/>

Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

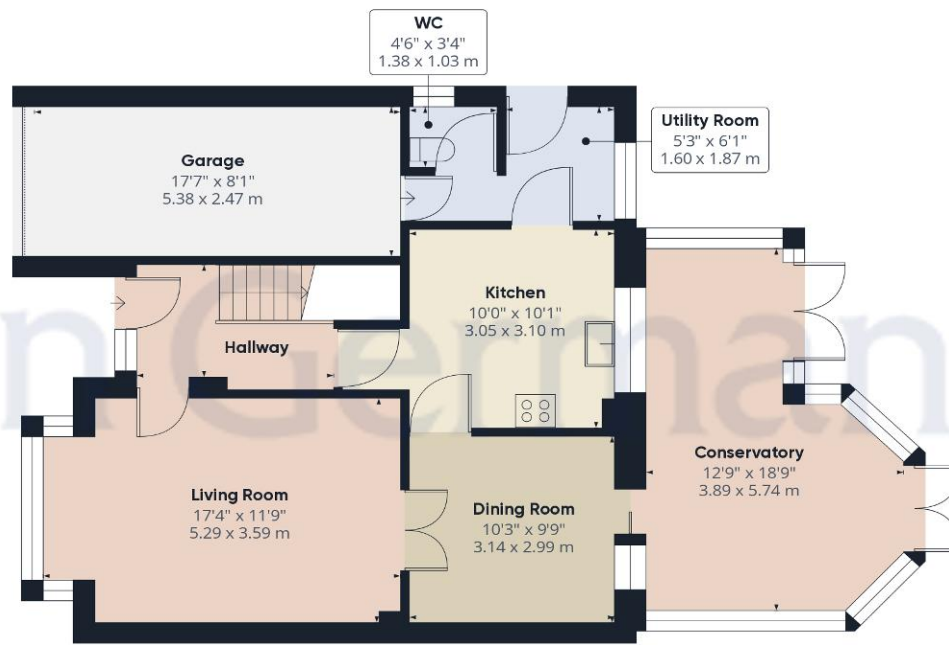
Local Authority/Tax Band: East Staffordshire Borough Council / Tax Band D

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

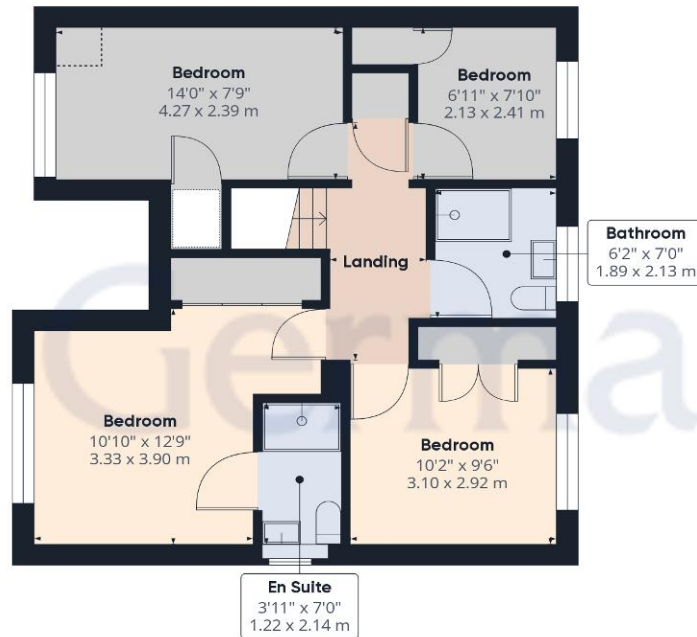
Our Ref: JGA/12082024







Ground Floor



Floor 1

Approximate total area⁽¹⁾

1465.08 ft²

136.11 m²

Reduced headroom

4.31 ft²

0.4 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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

Calculations are based on RICS IPMS 3C standard.

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Agents' Notes

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		



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