

# Hollyhock Way

Branston, Burton-on-Trent, DE14 3FE



Located in a popular area of Branston is this three-bedroom detached family home featuring a spacious living room, modern kitchen, en-suite master bedroom, and integral garage. This property is perfect for families or first-time buyers seeking comfort and convenience.

£280,000

John German 

The ground floor welcomes you with a bright and airy living room, perfect for relaxing or entertaining guests, with patio doors leading out to the wonderful rear garden.

The adjacent dining room provides a lovely setting for family meals and has a window overlooking the rear garden.

The kitchen is well equipped and features matching wall and base units with worktops above, base level electric oven, gas hob with cooker hood above and sink / drainer. The kitchen has convenient access into a utility space which houses the boiler and has plumbing for washing machine and dishwasher. Off the utility there is an external door that allows side access to the front.

Completing the ground floor is a downstairs WC.

Upstairs, the property has three well-sized bedrooms. The master bedroom benefits from an en-suite shower room, with shower enclosure, double wash hand basin and low-level flush WC. The other two bedrooms share the family bathroom which has a bath with mixer taps, low level flush WC and wash hand basin.

To the front of this home, the property boasts off road parking via a tarmacked driveway and single garage accessed via up and over front doors with power and lighting.

To the rear, the garden is landscaped and laid to patio. It is privately enclosed and rather secluded with a mix of trees and plants ensuring neighbouring properties can't see into the garden.

Situated in the desirable area of Branston, 12 Hollyhock Way is ideally positioned for both convenience and lifestyle. Branston offers a range of local amenities, including shops, pubs, and schools, all within easy reach. Families will appreciate the location of the home, being situated in close proximity to reputable schools such as Paget High School, John Taylor Free School & Rykneld Primary School.

The property benefits from excellent transport links, with easy access to the A38 and A50, providing straightforward connections to Burton upon Trent, Derby, and beyond. The local area is well-served by public transport, and nearby Burton upon Trent railway station offers regular services to major cities, making commuting hassle-free.

**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

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:** Mains

**Heating:** Gas

(Purchasers are advised to satisfy themselves as to their suitability).

**Broadband type:** ADSL copper wire

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](http://www.gov.uk/government/organisations/environment-agency)

**Our Ref:** JGA/03092024

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

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**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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