

Swan Drive, Tatenhill Lane

Branston, Burton-on-Trent, DE14 3RA

John
German





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£550,000

Beautifully presented contemporary former show home in a canalside location, offering an abundance of space with a well-designed layout, with highlights including two reception rooms, stunning open plan living/kitchen/dining room. Four bedrooms, two en-suites plus double garage and generous driveway.

Built by Lionscourt Homes, this former showhome offers the very best of contemporary living in a delightful canal-side location, perfectly placed for the new John Taylor Free School, together with excellent transport links provided by the A38 and A50 putting nearby centres of Burton, the cathedral city of Lichfield, Birmingham, Derby and Nottingham all within easy reach. The property has the benefit of 8 years remaining of its building warranty.

Occupying a lovely position on the development with landscaped front garden, delightful aspect towards canal to front, where if you stroll over the road, canal-side walks will take you to Barton Turns, onto Wychnor and to Alrewas. Nearby there is also a popular pub within walking distance together with Branstons village centre, with a Co-op store and doctors in easy reach.

A front entrance door opens into a good size reception hallway with staircase off to the first floor, with fitted storage under and doors leading off.

Glazed double doors open into a light, bright lounge with fire surround providing the focal point and a picture window framing views towards the canal to front, and double doors opening through into a superb open plan living/kitchen/dining room, a great space for the family to get together in the morning or after work in the evening.

The large kitchen area is fitted with a range of base and eye level units with worksurfaces over and a range of integrated appliances including oven, microwave/combi oven, induction hob, extractor hood and full height fridge and freezer plus a dishwasher. Plenty of space for a large dining table or breakfast table and a superb living/sitting area featuring skylights and bifold doors opening out to the rear gardens.

Off the hallway the second reception room offers an ideal work from home space or second sitting/family room with a picture window framing views to front, and completing the ground floor accommodation is the guest WC with close coupled WC and wash hand basin.

To the first floor the landing has an airing cupboard and doors leading off.

The master bedroom is an impressive double with fitted wardrobes across one wall and a luxurious en-suite shower room with shower cubicle, pedestal wash hand basin and WC.

Bedroom two also has the benefit of an en-suite shower room with shower cubicle, WC and wash hand basin. The bedroom itself has fitted wardrobes providing plenty of storage.

Bedrooms 3 and 4 are good size rooms sharing an impressive family bathroom with a full suite comprising double shower cubicle, pedestal wash hand basin, WC and separate bath.

To the rear there are lovely South facing gardens with a paved terrace ideal for outside dining, together with shaped lawns with a gravel path to the top of the garden, where there is a pergola with decking. In the corner there is a rear entrance door into the double garage, which offers superb space with two up and over front entrance doors and is plastered through and carpeted, and a corner of the garage has been partitioned off to create a kitchenette, with this being a former showhome this space offers potential for a variety of uses.

There is a double width block paved driveway providing plenty of off-road parking and the house enjoys a lovely private drive development location with excellent access to countryside surroundings. We understand there is an estate management fee of approximately £304 per annum.

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/environment-agency

Our Ref: JGA110820223

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





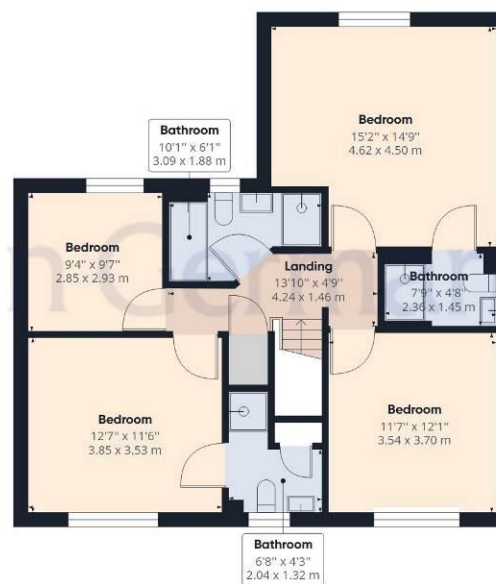


Ground Floor

Approximate total area⁽¹⁾

2163.10 ft²

200.96 m²



(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.



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.

Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	86 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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