

Maple Way

Branston, Burton-on-Trent, DE14 3NQ



A stunning detached home in the sought-after location of Branston. Featuring four spacious bedrooms, a modern kitchen, ensuite to the master bedroom and a large driveway for multiple vehicles, this property is perfect for modern day family living.

£315,000



John German

The front of the property boasts a spacious tarmacked driveway, providing ample off-road parking. A pathway leads to the front door. The garage is equipped with power and lighting and is accessible via up-and-over doors and also internally from the hall.

Upon entering the home through the front door, you are greeted by a bright and inviting entrance hallway, offering access to the main living areas, downstairs WC and staircase leading to the first floor. To the rear of the property, you will find the contemporary living room. Fitted with a built in media wall and fireplace and patio doors leading to the rear garden. One of the standout features of this detached home is the modern fitted kitchen / diner. Being a good enough size to allow for a dining room table and chairs, the kitchen itself features matching wall and base units with worktops above, sink and drainer, Neff double electric ovens, AEG induction hob with cooker hood above, integrated fridge freezer, dishwasher and an external door leading to the rear garden.

The first floor benefits from four generous sized bedrooms, three of which can comfortably take a double bed and enjoy built in furniture. The master bedroom is the pick of the four bedrooms as it has access to its own en suite. The en suite includes a shower enclosure, w/c and wash hand basin.

The sellers have done a fantastic job in creating a wonderful rear garden. Starting with a patio area, ideal for outdoor furniture. A small fence and gate lead on to the rest of the garden which is laid to lawn, with wooden fencing to the sides and hedgerow to the rear. The garden enjoys not being particularly overlooked by neighbouring properties.

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: Driveway and garage

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Gas

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

Broadband type: Fibre

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: JGA12032025

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

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Agents' Notes

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