

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

The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, 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. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.

We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AML ID verification and proof / source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use the Checkboard app to complete the necessary checks, this is not a credit check and therefore will have no effect on your credit history. With effect from 1st March 2025 a non-refundable compliance fee of £30.00 inc. VAT per buyer / donor will be required to be paid in advance when an offer is agreed and prior to a sales memorandum being issued.



John German





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		

 OnTheMarket

 rightmove

 RICS

 aria
propertymark
PROTECTED

 naea
propertymark
PROTECTED

 The Property
Ombudsman

 tsj
APPROVED CODE
TRADING STANDARDS UK

John German
129 New Street, Burton-On-Trent, Staffordshire, DE14
3QW

01283 512244
burton@johngerman.co.uk

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.

Ashbourne | Ashby de la Zouch | Barton under Needwood
Burton upon Trent | Derby | East Leake | Lichfield
Loughborough | Stafford | Uttoxeter

JohnGerman.co.uk Sales and Lettings Agent