

# Kingfisher Gardens

Tatenhill Lane, Branston, DE14 3RF

John German



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£599,950

Standing on an exceptional garden plot with views of the canal and Branston Water Park, is this desirable, detached home featuring an outstanding and upgraded interior with highlights including a spacious lounge, family room / home office, stunning 24.1ft x 17.7ft family dining kitchen, utility, impressive master bedroom and second bedroom both with en-suites, three further bedrooms, a detached double garage, broad driveway, and no upward chain.





Built in 2020, this outstanding, detached property could be your completely ideal family home, having the benefit of standing on a fantastic garden plot with views across Branston Water Park and with canal side walks on your doorstep, combined with a superb, upgraded interior. The property enjoys a highly convenient location with the A38 just a short drive away, providing excellent transport links to the nearby centres of Barton-Under-Needwood, the Cathedral City of Lichfield, Birmingham, Derby, Nottingham and beyond, together with good access to train services and airports. The current owners have specified an upgraded interior for the property, including an induction hob, Quartz worktops, side by side fridge-freezer, ceramic tiled flooring throughout the kitchen, bathrooms, and hall, as well as spotlights and a personnel door to the garage.

This property certainly enjoys being one of the superior plots on the development, with fantastic views, a lawned front garden and an expansive driveway. The front entrance door opens into the entrance hallway, featuring ceramic tiled flooring, tall boy under stairs fitted storage and further storage cupboards, staircase off to the first floor, spotlights and doors leading off to the accommodation.

There is a generously sized lounge with a window to the front and French doors opening out to onto the rear gardens. Off the hallway is the family room / home office which is ideal for those working from home or seeking an additional TV / hobby room.

The highlight of the house is the stunning 24.1ft x 17.7ft family dining kitchen, enjoying a delightful triple aspect, including wide bi-fold doors opening out onto the rear gardens. There is ceramic tiled flooring throughout and the kitchen area is equipped with a range of base and eye level units in white with Quartz work surfaces over, sink and drainer unit, integrated eye level double oven, induction hob, extractor hood, side by side fridge freezer, fitted breakfast bar, plenty of space for a large dining table and delightful views across the rear. Off the kitchen is the utility room, having additional appliance space, tiled flooring and a door open out to the rear. Completing the ground floor accommodation is the guest cloakroom with WC and wash hand basin with storage under.

To the first floor, the landing has doors leading off to five bedrooms. The master suite is exceptional with a triple aspect, including a Juliet balcony framing views across Branston Water Park and canal, and with a well appointed en-suite shower room, comprising a double width shower cubicle, pedestal wash hand basin and WC. Bedroom two has window framing views to the front, as well as an en-suite shower room with a suite comprising of a double width shower cubicle, pedestal wash hand basin and WC. There are three further good sized bedrooms on this floor, with both four and five also enjoying the same fantastic views as the master bedroom, a useful airing cupboard off the landing and completing the first floor is an impressive master bathroom with a suite comprising of a panelled bath, a separate shower cubicle, wash basin, WC, chrome towel rail / radiator and part tiled walls.

The property benefits from large rear gardens laid to lawn, ideal for modern family life, with a side entrance via the gate. There is a detached double garage with a twin up and over front entrance doors and a personnel door, allowing easy access. Viewing is highly recommended to appreciate the plot, position and accommodation on offer.

Note: We understand that the property is subject to an Estate Management Fee of £152 paid every 6 months.

**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 & double garage

**Electricity supply:** Mains. **Water supply:** Mains. **Sewerage:** Mains. **Heating:** Gas.

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

**Broadband and type:** 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 G

**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

**Our Ref:** JGA/28032025

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.

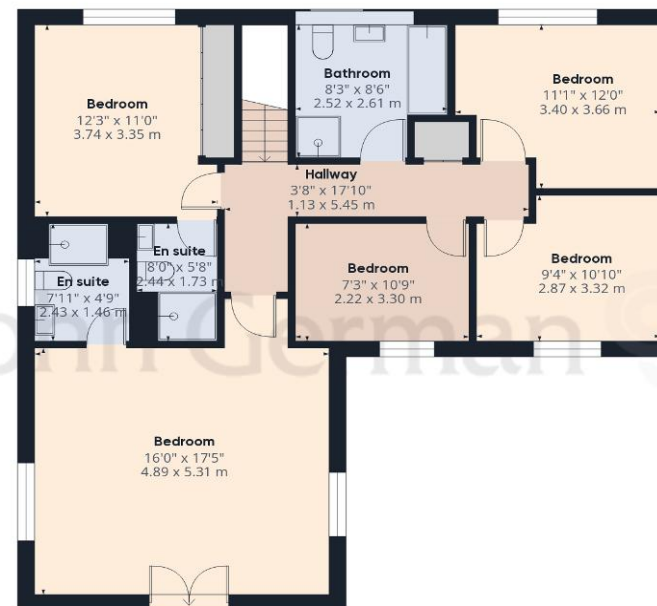
We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AML ID verification and proof / source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use the Checkboard app to complete the necessary checks, this is not a credit check and therefore will have no effect on your credit history. With effect from 1<sup>st</sup> 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.



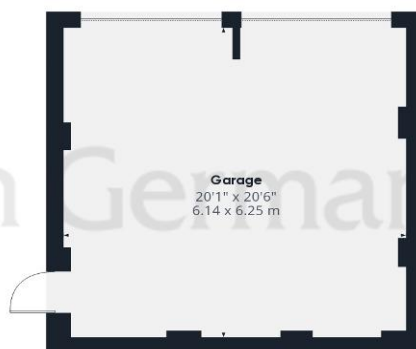




Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area<sup>(1)</sup>

2435.01 ft<sup>2</sup>

226.22 m<sup>2</sup>

(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.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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## 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		92 A
81-91	B	87 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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