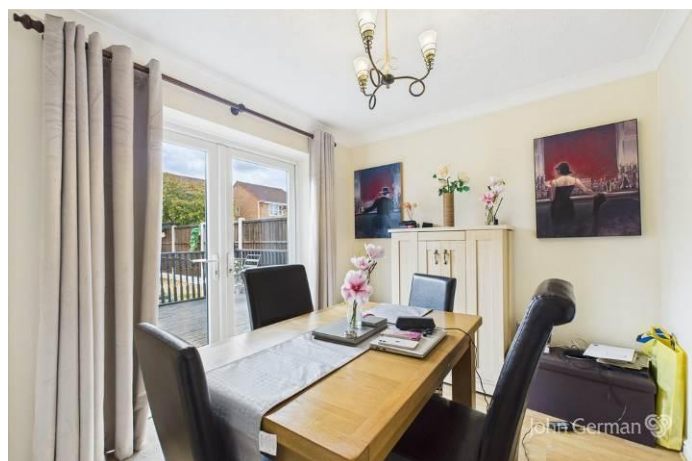


# Fox Close

Branston, Burton-on-Trent, DE14 3DU



Positioned on a cul de sac on the highly regarded Regency Park estate in Branston, this three-bedroom detached property offers a well-balanced layout and a convenient location that's ideal for a range of buyers—from families and first-time purchasers to those looking to downsize or invest.

NO UPWARD CHAIN

£250,000

John German

The property enjoys a traditional layout with clearly defined living spaces. On the ground floor, you are welcomed by an entrance hallway that leads to a comfortable living room, offering a relaxing space for day-to-day living. A separate dining room sits to the rear of the property and benefits from French doors opening directly onto the garden, allowing plenty of natural light to fill the space and offering easy access for summer dining or entertaining.

Adjacent to the dining room is a practical fitted kitchen, equipped with a range of wall and base units, a built-in oven, gas hob with extractor fan above, and space for a fridge freezer. The layout provides good storage and worktop space for everyday cooking and food preparation. A downstairs WC completes the ground floor layout, adding further convenience.

Upstairs, the accommodation includes a generously sized master bedroom with sliding fitted wardrobes and its own en-suite shower room fitted with a cubicle shower, WC, and wash basin. The second bedroom is another well-proportioned double with fitted bedroom furniture, ideal for guests or family members. The third bedroom, slightly smaller in size, functions well as a single bedroom, nursery, or a home office-an increasingly valued feature in today's lifestyle. The family bathroom includes a three-piece suite with a shower over the bath, WC, and wash basin.

Outside, the property benefits from both front and rear gardens. The southerly facing rear garden offers a mix of decking, lawn, and a patio seating area, providing multiple spots to enjoy the outdoors. The decked area, accessed via the French doors from the dining room, is ideal for garden furniture, while the stone-bordered lawn and corner patio create a pleasant and low-maintenance outdoor environment. The garden shed is also being included. The front garden adds a touch of greenery, while the driveway provides off-road parking and access to an integral garage, which offers useful additional storage or parking.

Situated in a popular and well-established residential area, this home is within easy reach of local amenities including shops, schools, parks, and major road links. Branston offers a friendly community atmosphere while also being conveniently close to Burton upon Trent and other nearby towns for a wider range of services.

This property presents a great opportunity for buyers seeking a straightforward, well-located home with potential to personalise and make their own.

**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:** Traditional

**Parking:** Drive

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:** Mains

**Heating:** Mains gas  
(Purchasers are advised to satisfy themselves as to their suitability).

**Broadband 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 C

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

**Our Ref:** JGA/28052025

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.



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Approximate total area<sup>m</sup>  
930 ft<sup>2</sup>  
86.4 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 are based on RICS IPMS 3C standard.

GIRAFFE360









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

OnTheMarket

rightmove

RICS

aria  
propertymark  
PROTECTED

naea  
propertymark  
PROTECTED

The Property  
Ombudsman

APPROVED CODE  
TRADINGSTANDARDS.UK

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## Agents' Notes

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## 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.

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Burton upon Trent | Derby | East Leake | Lichfield  
Loughborough | Stafford | Uttoxeter

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