

Bryony

Branston, Burton-on-Trent, DE14 3QQ

John German



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Offers over £375,000

Occupying a superb corner position is this executive detached family home that is immaculately presented throughout with three reception rooms, breakfast kitchen, master bedroom with en suite, lovely gardens and a broad drive.

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Situated on the popular Regents Park estate in Branston that is popular for schools of all ages, a range of shops, supermarkets, golf club, eateries, excellent transport links via the A38 and only a few minutes drive away from the town centre.

This immaculate property is ready to move into and stands on a corner plot having a block paved double width driveway providing ample off road parking. A front entrance door opens into a good sized hall with stairs to the first floor. To the left is a generously sized lounge with a front facing window and a focal point fireplace. Double doors open to a separate dining room that has patio doors out to the rear garden.

Across the hall the double garage has been converted to create a superb open plan living/family room with windows to the front and a door out to the rear garden, this room offers a fantastic social space.

At the rear and adjacent to the dining room is a well appointed kitchen equipped with a range of base and eye level units with work surfaces over, integrated oven, hob and extractor plus space for further appliances. There is ample space for a breakfast table, a window overlooking the rear garden and a door into a useful utility room that has further units, additional appliance space, door to the rear and access to a two-piece guest's cloakroom.

On the first floor the master bedroom is a particularly impressive double room with fitted wardrobes and its own en suite shower room. The three further good sized bedrooms share a well appointed family bath room comprising panel bath with shower over, pedestal wash hand basin and WC.

The attractive rear garden has a paved patio area, shaped lawn and an array of planted display beds and borders. Side gated access leads to the front.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Property construction: Standard

Parking: Drive

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Gas

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

Broadband type: FTTP

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

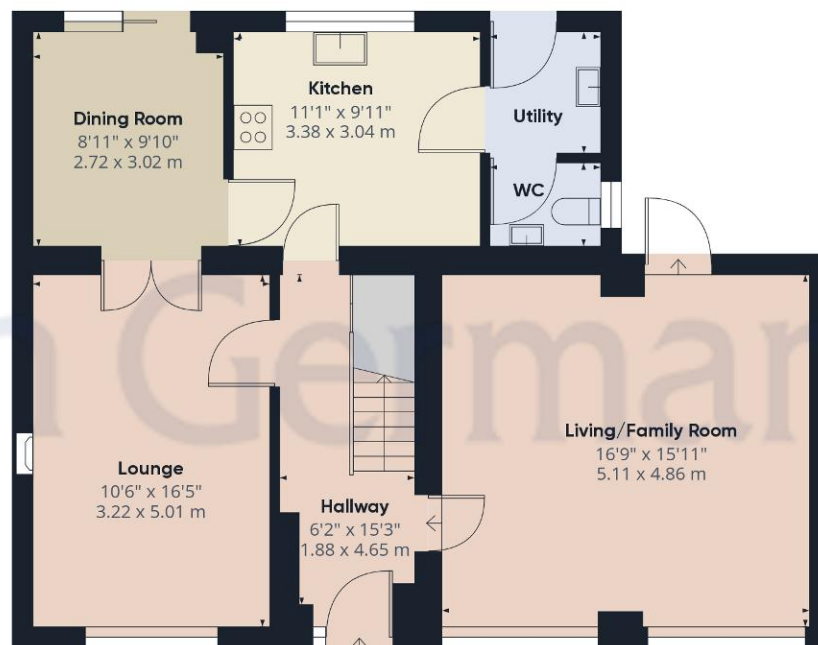
Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/13032024

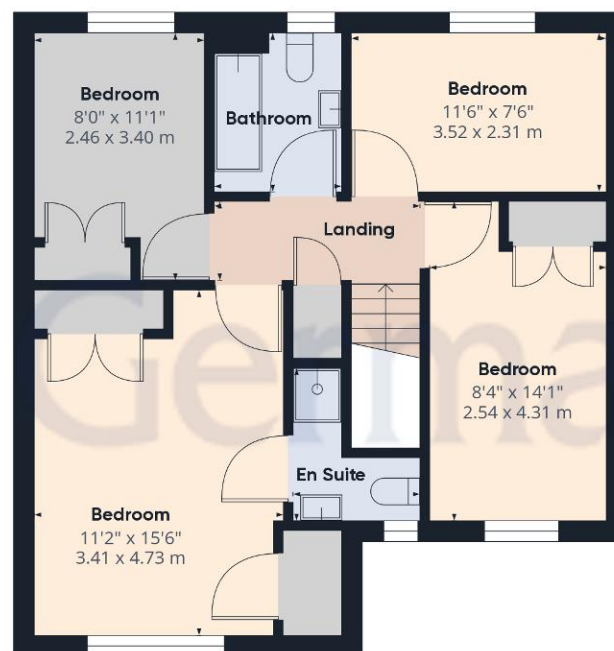
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Ground Floor



Floor 1

Approximate total area⁽¹⁾

1402.48 ft²

130.29 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.

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Agents' Notes

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



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