

# Haydock Close

Branston, Burton-on-Trent, DE14 3GW

John German











## Haydock Close

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£400,000

**Located in a peaceful cul-de-sac on the highly regarded Regents Park estate in Branston, this spacious and beautifully maintained four-bedroom detached home is perfect for families or professionals seeking flexible living and a move-in ready lifestyle.**

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Inside, a practical entrance porch leads to a welcoming hallway with understairs storage. The cosy living room, featuring a traditional fireplace, flows through double doors into a large kitchen diner-ideal for entertaining. The well-equipped kitchen offers generous storage, a double oven, 5-ring gas hob, extractor, and space for a dishwasher. From here, enjoy seamless access to the sunroom-a bright, triple-aspect space overlooking the garden, perfect for relaxing year-round.

The ground floor also boasts a separate family room-ideal as a second lounge, home office, or playroom-plus a utility room with space for laundry appliances, boots, and coats. A fully tiled shower room sits conveniently next to the utility, perfect after outdoor activities.

Upstairs, all four bedrooms are doubles. The spacious master features an en-suite with shower, WC and basin, plus built-in wardrobes and extra storage.

Bedrooms two and three also include built-in wardrobes, while bedroom four makes a great home office or guest room. A stylish family bathroom with shower over bath completes the first floor.

The integral garage, while not sized for a car, offers excellent storage for bikes, tools, or hobbies, with convenient internal access.

Outside, the rear garden is beautifully landscaped with a mix of patio and lawn-great for families, pets or alfresco dining. A standout feature is the detached summer house, fitted with electrics-perfect for a garden office, studio, gym or entertainment space.

Additional benefits include off-road parking for multiple vehicles, neutral décor throughout, and excellent transport links. This desirable estate is close to shops, well-regarded schools, and green spaces, offering both community charm and everyday convenience.

**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 E

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

**Our Ref:** JGA/30052025

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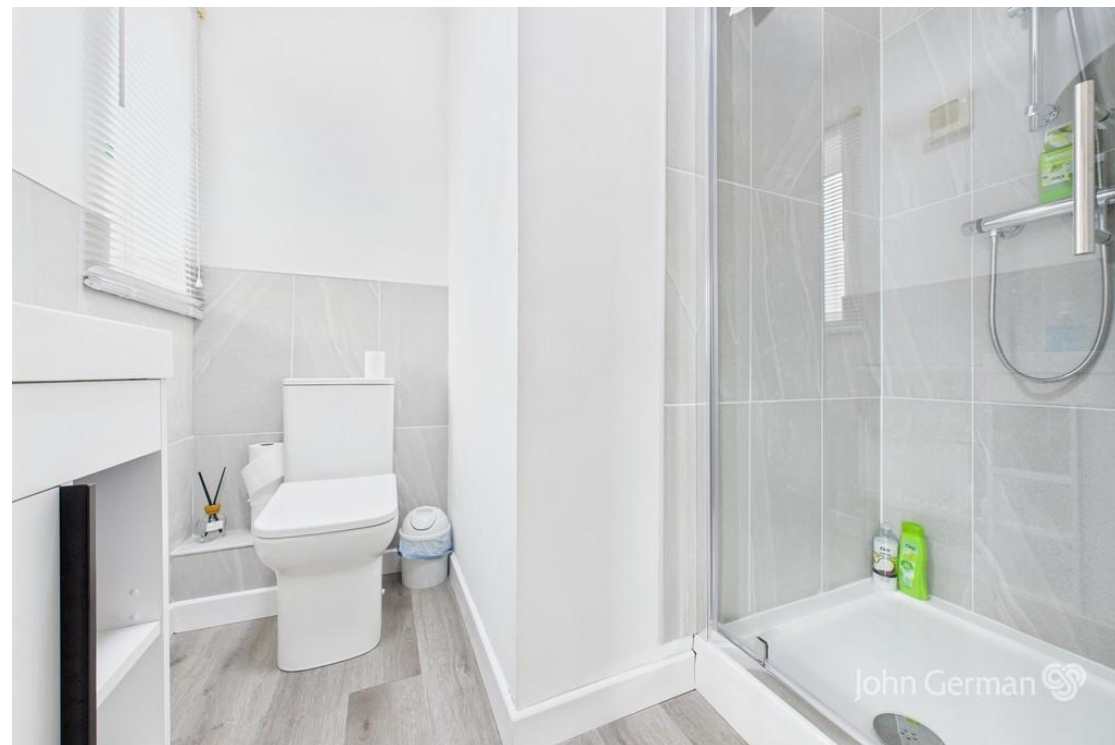






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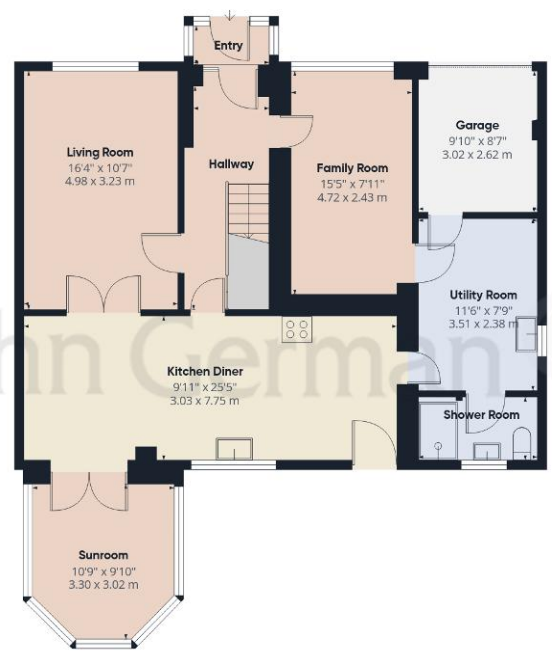


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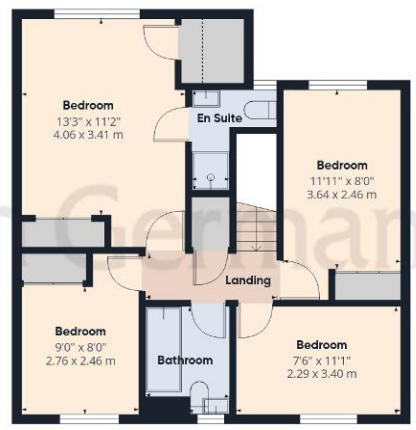








Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area<sup>(1)</sup>  
1662 ft<sup>2</sup>  
154.4 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 5 ft/1.5 m

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.

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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.

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**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		
69-80	C	72 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



John German

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

01283 512244

burton@johngerman.co.uk

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