

Rowan Drive

Branston, Burton-on-Trent, DE14 3FY

John German



John German



Rowan Drive

Branston, Burton-on-Trent, DE14 3FY

£320,000

Occupying one of the best plots on the ever-popular St. Modwen development in Branston, this beautifully presented three-storey family home offers scenic park views, a thoughtfully flexible layout, and generous living spaces across all levels.



John German ©

The home opens into a spacious entrance hall, with ample space for coats, shoes, and additional furnishings. To the left is access to the partially converted garage - the front section retains the roller door and remains a practical storage space, while the rear has been converted into a private room with its own entrance off the hallway. Currently used as a dressing room, it's ideal as a home office, wellness room, or private client-facing space.

Further down the hall, a modern shower room includes a cubicle shower, WC, and hand basin, ideal for guests or multi-generational households. A separate utility room provides ample space for laundry appliances and storage. At the rear, a generous additional room - currently used as a bedroom - features French doors leading to the garden, offering a peaceful space that could serve equally well as a family room, playroom, or garden-facing snug.

On the first floor, you'll find the stunning kitchen diner, immaculately maintained and fully equipped with a 6-ring gas hob, double eye-level oven, extractor fan, integrated dishwasher, and fridge freezer. There's room for a family dining table, and Juliet balcony doors allow natural light to flood the space.

Across the landing is the full-width living room, an inviting space with French doors leading to a private balcony overlooking the parkland - a perfect spot to relax with a book, enjoy a glass of wine, or dine al fresco. A large additional window further enhances the bright, open feel. The first-floor WC, located conveniently between rooms, completes the level.

On the top floor, the generous landing is currently used as a study space, offering even more flexibility. Two double bedrooms face the front - one with fitted wardrobes, the other offering ample space for standalone furniture. The family bathroom includes a bath with overhead shower, WC, and basin. Finally, the master bedroom to the rear benefits from its own en-suite shower room and a dedicated walk-in storage area, ideal as a wardrobe/dressing space.

Outside, the rear garden is beautifully maintained and designed for easy living, with a lawned area and paved patio - perfect for outdoor dining, play, or relaxing. To the front, a two-car wide driveway offers off-road parking and enhances day-to-day convenience.

This home enjoys a superb location on the edge of the highly regarded St. Modwen estate in Branston, offering the perfect balance of green surroundings and everyday convenience. With direct and easy access to the A38, commuting to Burton, Derby, Lichfield, or Birmingham is effortless. The property is within walking distance of essential amenities including a doctor's surgery, pharmacy, and convenience stores, as well as being well served by bus routes and cycle paths. Families will appreciate the choice of highly rated primary and secondary schools nearby, while outdoor enthusiasts will enjoy the abundance of parks and green spaces, including the lovely park directly opposite the home. There are also several popular local pubs, cosy cafés, and takeaway options all within close reach - making everyday living both practical and enjoyable.

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

Please note: There is an estate maintenance fee of £168 per annum. It is quite common for some properties to have a Ring doorbell and internal recording devices.

Property construction:

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 D

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

Our Ref: JGA/11062025

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 AMLID 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.



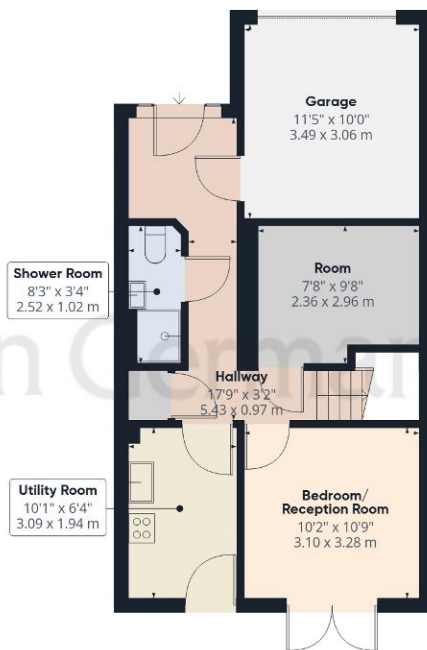


John German

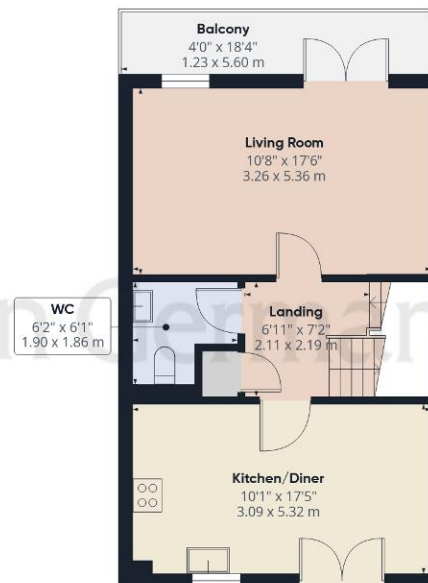




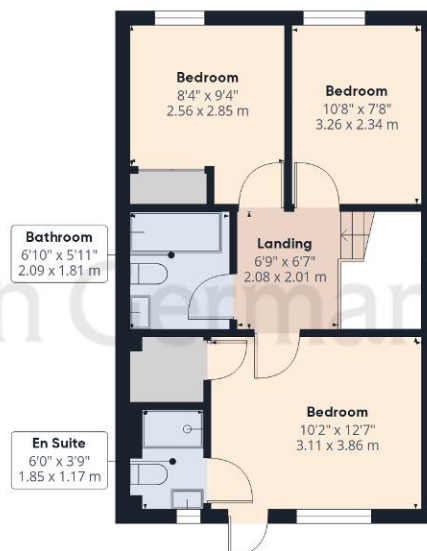




Ground Floor



Floor 1



Floor 2

Approximate total area^m

1412 ft²

131.1 m²

Balconies and terraces

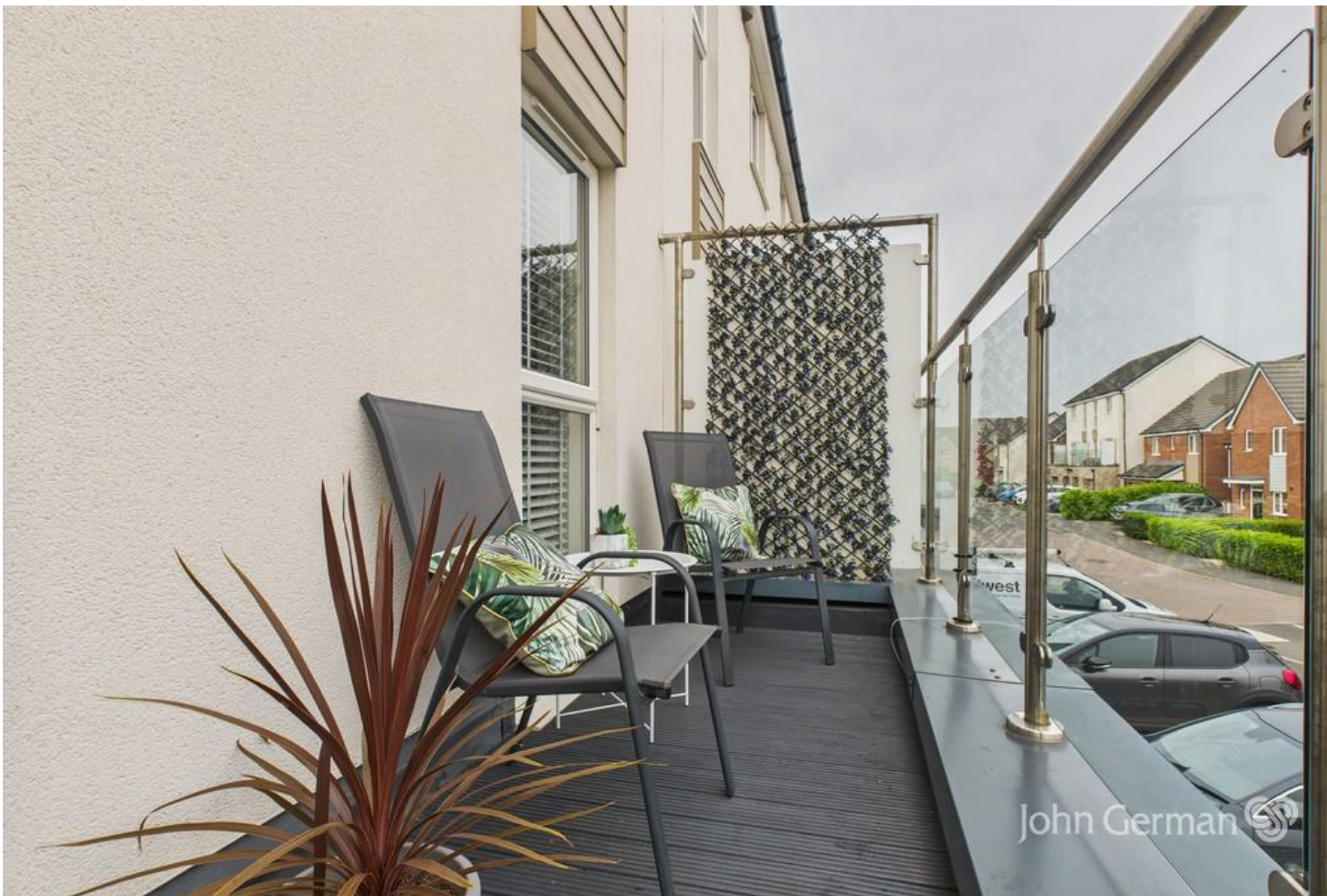
72 ft²

6.7 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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		94 A
81-91	B	84 B	
69-80	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
Loughborough | Stafford | Uttoxeter

JohnGerman.co.uk Sales and Lettings Agent



