

# Rowan Drive

Branston, Burton-on-Trent, DE14 3FY

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£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.



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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.

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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](http://www.gov.uk/government/organisations/environment-agency)

**Our Ref:** JGA/11062025

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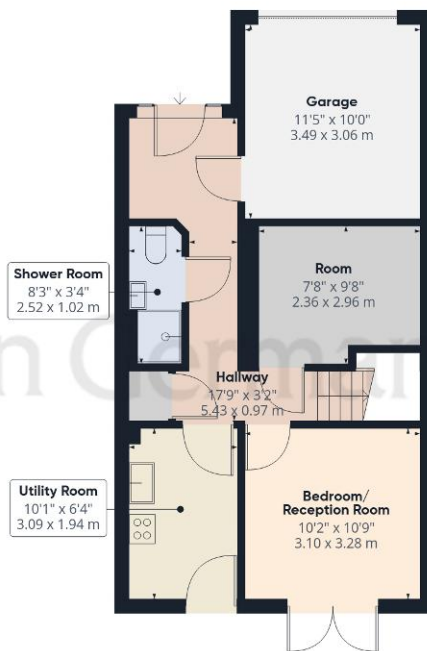




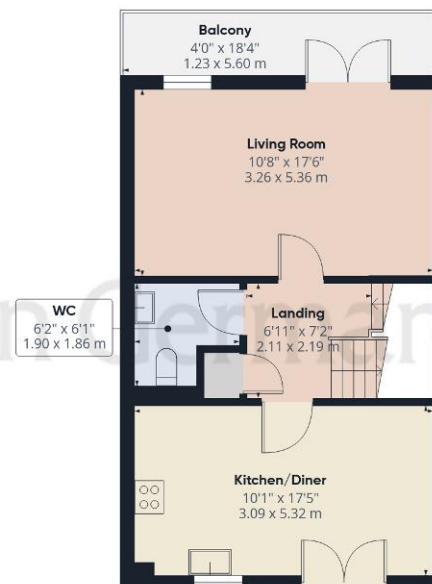




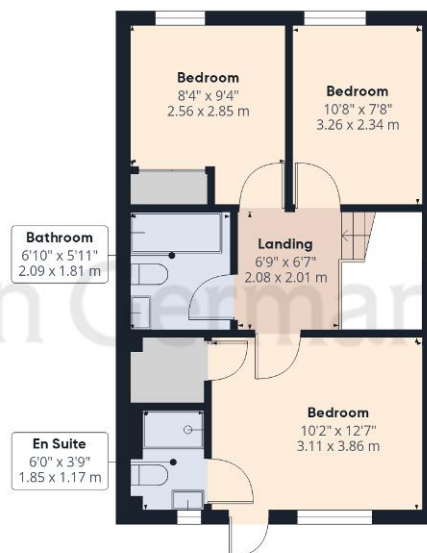




Ground Floor



Floor 1



Floor 2

Approximate total area<sup>n</sup>

1412 ft<sup>2</sup>

131.1 m<sup>2</sup>

Balconies and terraces

72 ft<sup>2</sup>

6.7 m<sup>2</sup>

(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.

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### Agents' Notes

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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		94 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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