

Osprey Drive

Branston, Burton-on-Trent, DE14 3RQ

John 
German





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£290,000

A fantastic opportunity for first-time buyers or families to purchase a modern detached home in a sought-after estate in Branston. Boasting THREE bedrooms, EN SUITE to the master, and a stylish OPEN PLAN kitchen/diner.



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Situated in the highly sought-after area of Branston, this property benefits from a wide range of local amenities, including shops, popular pubs and restaurants, leisure facilities, and the well-regarded Branston Golf & Country Club. Families are well catered for with excellent nearby schools such as Rykneld Primary, Paget High School, John Taylor Free School and others. Branston also offers superb transport links, providing easy access to Burton-on-Trent and major road networks, making it a convenient choice for commuters.

Located at the rear of the property, you will find a tandem driveway for multiple vehicles, which leads onto the garage. The garage is accessed via up and over doors and is equipped with power and lighting throughout. To the side of the property, there is a generous sized garden which is mainly laid to lawn and is privately enclosed to the perimeter. A pathway to the front leads to the front door.

As you enter, the home opens up into a spacious hallway, which gives access to the living room, kitchen/diner and downstairs w/c, and has stairs leading to the first floor. Off to the left of the hallway, you will find the living room which spans the entire length of the home, with dual aspect windows having wooden shutter blinds. The open plan kitchen diner is a fantastic space with patio doors leading to the garden. The kitchen is fitted with matching wall and base units with worktops above, eye level electric oven, gas hob with cooker hood above, integrated fridge freezer, integrated dishwasher, integrated washing machine and ceramic sink and drainer.

To the first floor, this home offers three generous sized bedrooms, two of which can comfortably fit a double bed. The master bedroom is definitely the pick of the three bedrooms, as it has its own en suite comprising shower enclosure, wash hand basin and w/c. The other two bedrooms then share a family bathroom, which has a bath with mixer taps and shower above, wash hand basin and w/c.

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: Standard

Parking: Drive & garage

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: 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

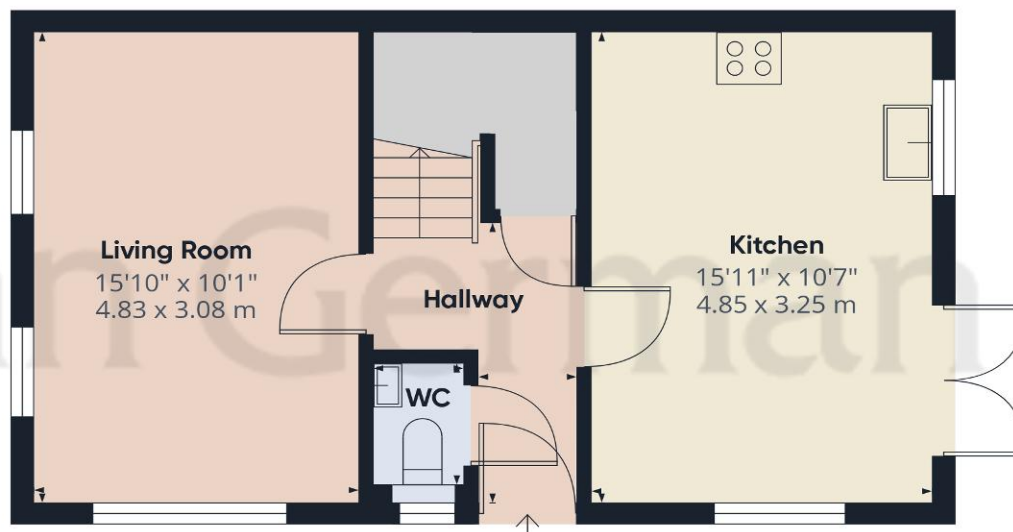
Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/27082025

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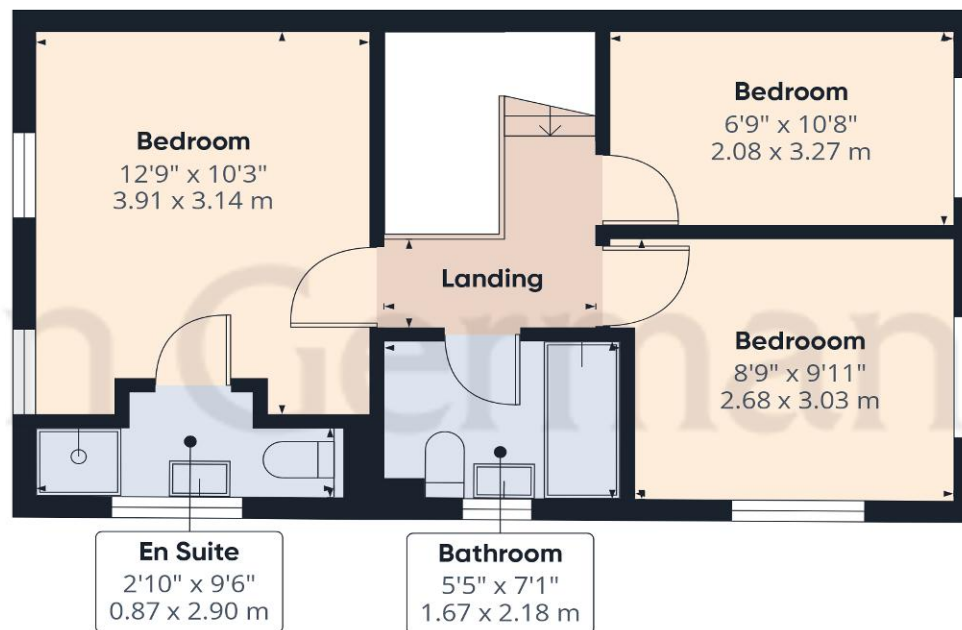


Ground Floor

Approximate total area⁽¹⁾

824 ft²

76.7 m²



Floor 1

(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

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.

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.

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		95 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
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JohnGerman.co.uk Sales and Lettings Agent



