

Osprey Drive

Branston, Burton-on-Trent, DE14 3RQ

John
German





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£210,000

Welcome to this immaculately presented two-bedroom townhouse, situated in the highly sought-after St. Modwen's estate in Branston. Located within easy reach of local amenities including well-regarded schools and convenient shops, this property offers a luxurious lifestyle with excellent energy efficiency and low running costs.



Finished to an exceptional standard, this home boasts high-quality fittings throughout, including luxury carpets and modern finishes. The current owners spared no expense when purchasing from new, resulting in a home that remains in pristine, like-new condition.

Upon entering, you're welcomed into a bright entrance hallway which includes a modern downstairs W/C. To the left is the stylish living room, a standout space featuring a striking black marble accent wall. A large front-aspect window fills the room with natural light, enhanced by electric dim-out roller blinds. The room comfortably accommodates family-sized furniture and also includes the staircase to the first floor.

To the rear of the property is the sleek and modern kitchen diner. Fitted with wall and base units, the kitchen includes upgraded AEG appliances: an oven, induction hob, extractor fan, and integral dishwasher, along with a built-in fridge freezer. The dining area offers ample space for a family table, making it ideal for everyday meals or entertaining. Large patio doors, framed by floor-length windows, lead out to the stunning private terrace.

The decked terrace is a standout feature, offering an exceptional indoor-outdoor living experience. Fitted with an electric roller garage door, it provides privacy and shelter for year-round use. Equipped with power points for a TV, it makes an ideal space for al fresco dining, entertaining, or relaxing as an extended living area.

Upstairs, the property offers two well-proportioned bedrooms. The second bedroom is a spacious double with a front-aspect window and room for additional furniture. The master bedroom overlooks the rear garden and adjacent fields, and benefits from sliding mirrored fitted wardrobes. A stylish family bathroom, complete with shower over bath, wash basin, and W/C, serves both rooms. A convenient storage cupboard is located off the landing.

Outside, the rear garden features a paved patio path leading to the back access gate and a lawned area with mature shrubs. Beyond the rear gate is an additional plot of land, currently unused, offering future potential.

This beautifully finished home truly stands out for its quality, functionality, and location-complete with a double driveway, luxurious finishes, and versatile outdoor space. Early viewing is highly recommended to fully appreciate all it has to offer.

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

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/>

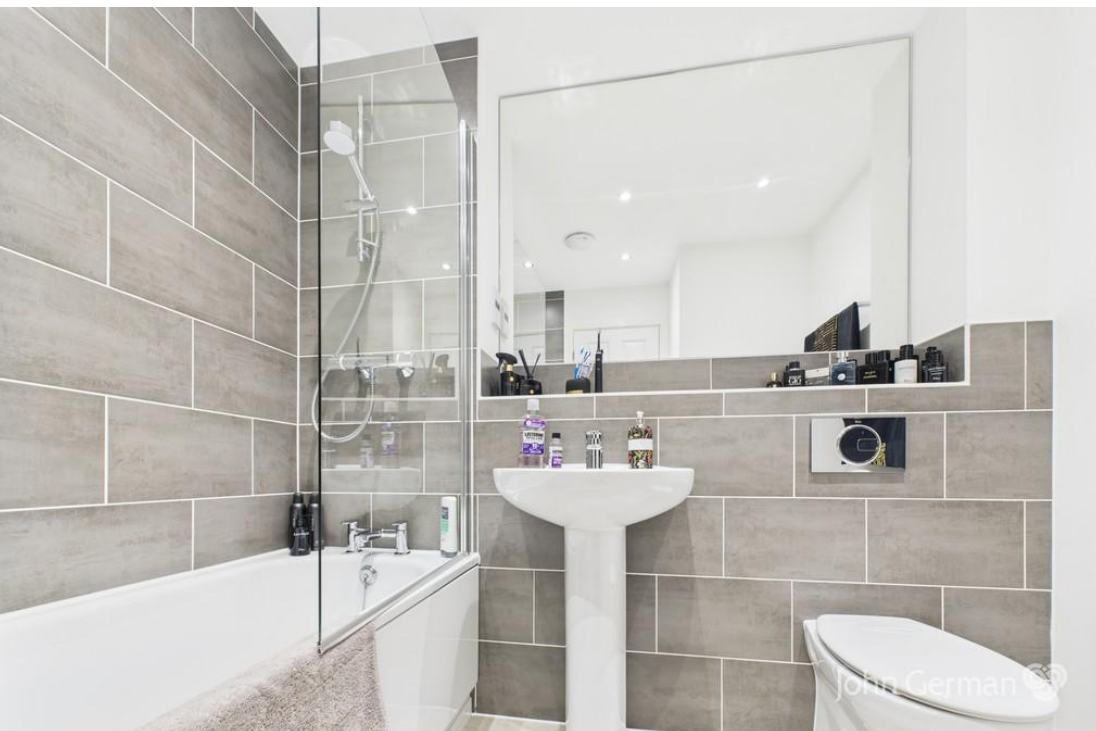
Local Authority/Tax Band: East Staffordshire Borough Council / Tax Band B

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

Our Ref: JGA/05062025

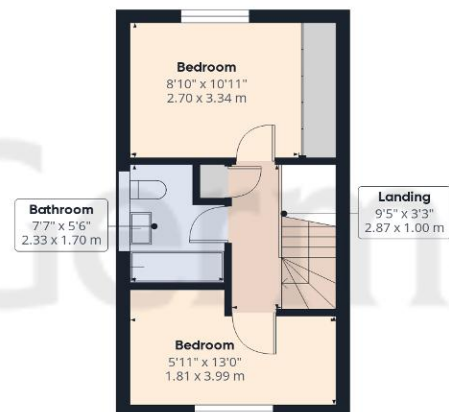
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Ground Floor



Floor 1

Approximate total area⁽¹⁾

622 ft²

57.9 m²

Balconies and terraces

121 ft²

11.2 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.

Calculations are based on RICS IPMS 3C standard.

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Agents' Notes

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Score	Energy rating	Current	Potential
92+	A		98 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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