

Clays Lane

Branston, Burton-on-Trent, DE14 3HS

John German



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£425,000

An exceptional home on a fabulous mature garden plot, extending to offer an incredibly spacious home ideal for a large family or multi-generational living, together with the benefit of a large driveway.

Perfectly situated for schools, shops and amenities.

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This exceptional home stands on a fantastic corner plot surrounded by established gardens with magnificent tree specimens, several of which are covered by tree preservation orders. The property also has the significant benefit of a large expanse of driveway providing plenty of off road parking, plus gates through to a further hardstanding within the rear garden and also a large tandem style double garage offering a fantastic space for car enthusiasts or those seeking a substantial workshop. The property itself has been extended and renovated to offer a spacious and versatile family home.

The front entrance door opens into a welcoming reception hallway area with parquet flooring and stairs and doors leading off.

The main living space is an outstanding room with an open plan feel, having a well appointed breakfast kitchen area with a range of base and eye level units with work surfaces over, integrated oven, hob and extractor, dishwasher, space for further appliances plus breakfast bar. There is also a generously sized living area with a wide set of bifold doors framing views and opening out to rear garden.

Off this area is also a lovely dining room, perfect for entertaining with French doors opening through into a conservatory, ideal for enjoying views across the garden.

The extension has also created a generously sized master bedroom at the rear of the property with the luxury of a walk in dressing room/wardrobe and a well appointed en suite shower room with bath, pedestal wash hand basin and WC.

Back across to the main entrance hallway where there are two/three further bedrooms with the flexibility to allow for bedrooms or additional living accommodation. One of the ground floor bedrooms, currently used as a home office/study, enjoys a dual aspect. A large reception room, currently used as a home office/work space, features a picture window framing views to front with parquet flooring through and window to side.

The bathroom is fitted with a suite comprising panelled bath, pedestal wash hand basin and WC.

Stairs from the main entrance hall rise to a light and spacious double bedroom with window framing views to side. This room also features plenty of storage with three sets of built in wardrobes/cupboard, plus the luxury of an en suite bathroom with a feature glass brick wall, panelled bath, pedestal wash hand basin and WC.

With the range of bedrooms and bathrooms available, this property certainly lends itself to multi-generational living.

We understand the property also has the benefit of a three-zone central heating system, allowing the buyer to heat the areas of the property in main use, while resting the parts that are unused.

The garage is certainly a fantastic feature of this home, a tandem style double garage with folding opening front entrance doors together with plenty of space for up to two cars or an ideal workshop, with useful internal door opening into the kitchen area.

The garden features magnificent mature trees with tree preservation orders together with well-established borders and enjoys a fantastic private feel.

The location is particularly handy for schools for all ages plus the centre of Branstons where there is a useful Co-op store, other amenities and excellent transport links provided by the A38.

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 & double tandem garage

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Gas

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: Fibre - 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 C

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

Our Ref: JGA/24032025

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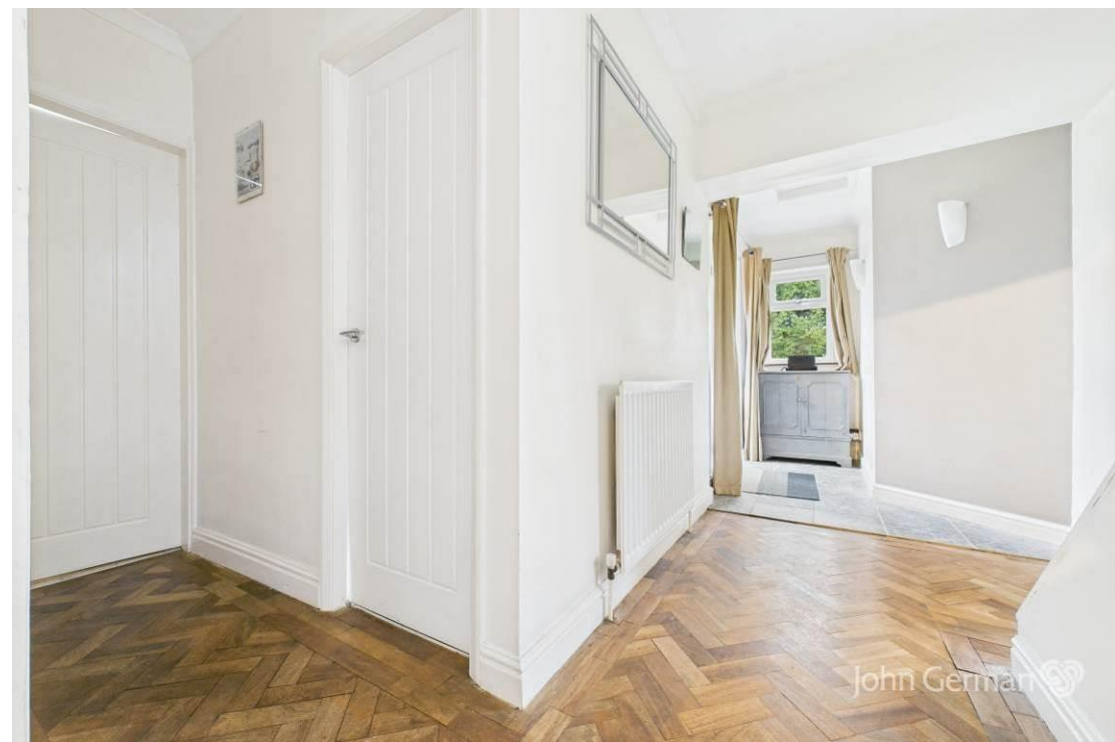
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Ground Floor



Floor 1

Approximate total area⁽¹⁾

2283.13 ft²
212.11 m²

Reduced headroom

4.6 ft²
0.43 m²

(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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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Agents' Notes

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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.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		



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