



48 Rowan Drive, Branston, DE14 3FY



Set on a desirable modern development in Branston is this beautifully presented detached family home, offering thoughtfully designed upgraded interiors, four bedrooms and a generous corner plot including parking for four, a double garage and a superb garden room/ideal home office. Retaining a further 5+ years of the NHBC warranty, this immaculately presented family home has received a number of upgrades by the existing vendors, to include a superb garden office with covered pergola, a media wall with electric fire to the lounge, upgraded flooring, contemporary decoration and electric blinds throughout. The central reception hall leads into a versatile family room, spacious dual aspect lounge and the modern dining kitchen, with a utility and cloakroom also to the ground floor. The first floor landing is a fabulous feature, having impressive vaulted ceilings and full height apex windows offering an ideal snug/study area. Doors open into four well proportioned bedrooms being serviced by a family bathroom and master en suite. Outside, there is parking for four vehicles to the double width driveway as well as access into the detached double garage via an electric

entrance door, and the landscaped rear garden offers a pleasant space for outdoor entertaining. As well as a covered pergola with composite decking, a superb addition is the garden studio, being an ideal home office or exterior entertaining space.

The property lies on a popular modern development in Branston, being within close reach of local amenities, picturesque surrounding countryside and the local Trent & Mersey canal. Within walking distance, a Co-op, Cafes, pubs, restaurants and shops can all be found, with more comprehensive amenities available in the market town centre of Burton on Trent. The area is well served by schools including the Rykneld Primary and John Taylor Free School which lies within a short drive of the property. Within Burton on Trent there are comprehensive convenience and leisure facilities, and the A38 provides swift access to Lichfield, Birmingham and Derby. Rail travel is available from Burton giving links to Derby, Birmingham and London, the International airports of Birmingham and East Midlands are both within a short drive.

- Executive Detached Family Home
- Contemporary & Upgraded Interiors
- Superb Work-from-Home Space
- Two Versatile Reception Rooms
- Open Plan Family Dining Kitchen
- Reception Hall, Utility & Cloakroom
- Impressive Landing with Glazed Apex
- Four Good Sized Bedrooms
- Master En Suite & Family Bathroom
- Detached Double Garage
- Parking for Four Vehicles
- Landscaped Garden with Covered Pergola
- Versatile Garden Studio/Home Office
- Walking Distance to Local Amenities
- Well Placed for Commuter Routes & Rail Travel

Reception Hall 4.8 x 1.92m (approx. 15'9 x 6'3)
An attractive welcome to this executive home, having impressive tall ceilings, LVT flooring and stairs rising to the first floor accommodation with

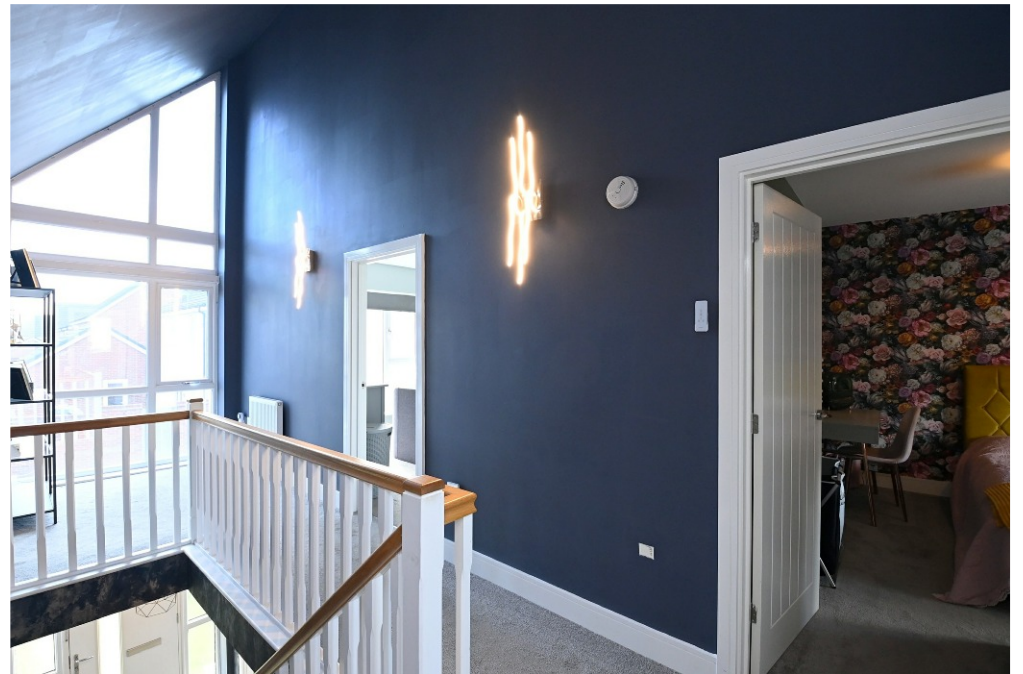
storage below. Doors open into:

Family Room 3.55 x 3.13m (approx. 11'7 x 10'3)
An ideal playroom, separate dining room or snug, having dual aspect windows to the front and side

Lounge 6.35 x 3.2m (approx. 20'10 x 10'5)
A spacious dual aspect reception room having a window to the front, double doors opening out to the rear and herringbone LVT flooring. A bespoke media wall with recessed lighting housing an electric remote controlled panoramic fireplace. A door leads into:

Family Dining Kitchen 5.56 x 3.4m (approx. 18'2 x 11'2)
A well appointed open plan space, having a modern kitchen fitted with white wall and base units housing an inset sink with side drainer and a range of integrated appliances including dishwasher, fridge freezer, double oven and five burner gas hob. A window faces the rear aspect







and LVT flooring extends into the dining area where French doors open out to the rear gardens. An opening leads into:

Utility 2.14 x 1.56m (approx. 7'0 x 5'1)
Fitted with base units housing an inset sink with side drainer and spaces for a washing machine and tumble dryer, with LVT flooring and a door opening out onto the driveway

From the **Reception Hall**, a door opens into the

Cloakroom, having a pedestal wash basin and WC, with LVT flooring and traditional wall panelling

Stairs rise to the **First Floor Landing** 6.43 x 1.96m (approx. 21'1 x 6'5), an impressive feature having vaulted ceilings and full height apex windows to the front. There is space for a reading/study area, and doors open into the **Airing Cupboard** and into:

Master Bedroom 3.5 x 3.46m (approx. 11'5 x 11'4)
A good sized principal bedroom having a picture



window to the front and a door into a **Walk in Wardrobe** with fitted hanging space. With private use of:

En Suite 1.95 x 1.4m (approx. 6'4 x 4'6)
Fitted with pedestal wash basin, WC and a double shower, with tiled walls, a heated towel rail and an obscured window to the side

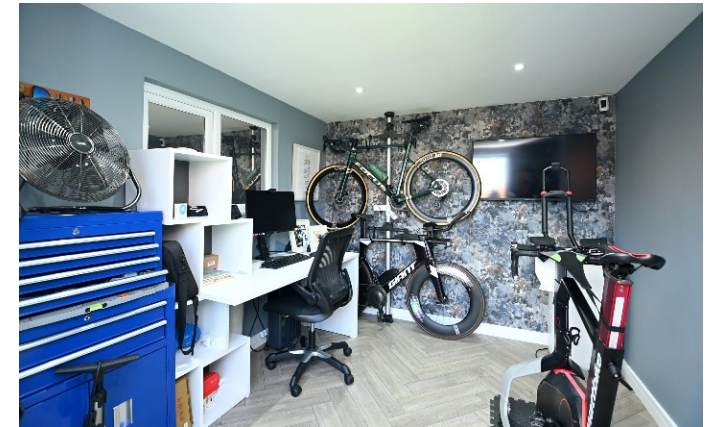
Bedroom Two 3.25 x 3.2m (approx. 10'7 x 10'6)
Having a picture window to the front aspect

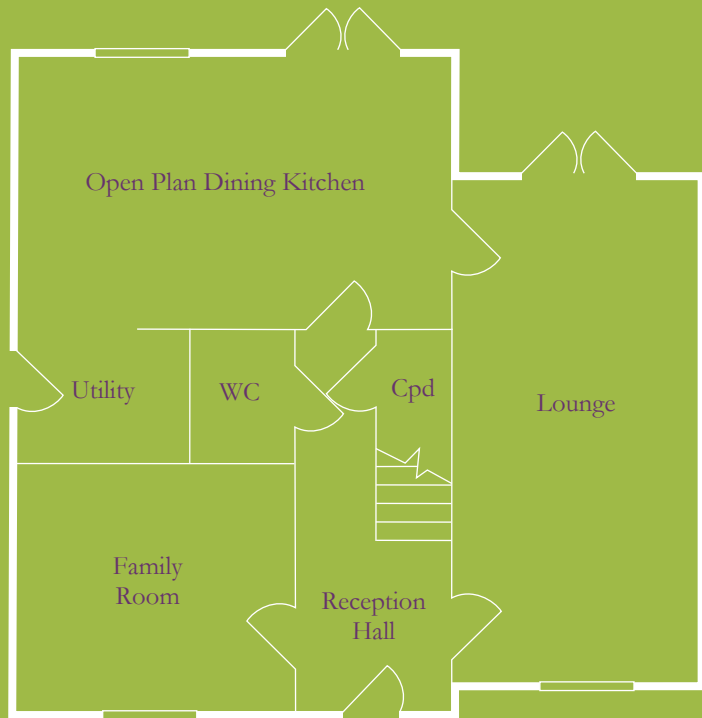
Bedroom Three 3.22 x 2.56m (approx. 10'7 x 8'5)
A third double room having a window to the rear

Bedroom Four 3.25 x 3.05m (approx. 10'7 x 10'0)
With a double fitted wardrobe and a window to the rear

Family Bathroom 2.3 x 1.88m (approx. 9'5 x 6'2)
Comprising pedestal wash basin, WC, bathtub and separate double shower, with tiled splash backs, a heated towel rail and an obscured window







Ground Floor



First Floor

Outside

The property occupies a generous corner plot, having a double width driveway to the side providing parking for four vehicles. There are well tended borders to the front aspect as well as a paved pathway leading to the front door

Detached Double Garage 5.99 x 5.08m

(approx. 19'7 x 16'8)

With an electric entrance door to the front, power and lighting

Landscaped Rear Garden

The well tended rear garden is laid to a paved terrace, lawns and neatly stocked flowerbeds, being enclosed by walled and fenced boundaries. Screening borders a seating area and there is exterior power, lighting and water and gated access leads out onto the driveway. A superb addition is the **Garden Studio** which incorporates a covered **Pergola** with composite decking and a **Home Office** 2.8 x 2.6m (approx. 9'2 x 8'7) having power, lighting and French doors to the front, being an ideal exterior entertaining or work-from-home space



General note: 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.

Measurements: Please note that our room sizes are now quoted in metres on a wall-to-wall basis. The imperial equivalent is only intended as an approximate guide for those of our applicants who may not yet be fully conversant with the metric measurements.

Consumer Protection Regulations: Any prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of any statements or information in these particulars, we have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor.

Due to a change in legislation from 1st March 2004 we are required to check the identification of vendors before proceeding to market any property, and purchasers on acceptance of an offer and before we can instruct solicitors to proceed. This is a legal requirement and applies to all Estate Agents.