



29 Kingfisher Gardens, Branston, DE14 3RF



Enjoying a desirable position on a private development backing onto Branston Water Park is this executive detached family home, benefitting from immaculately presented and contemporary interiors, five excellent double bedrooms and a south facing rear garden. Offered with the benefit of no upward chain, this detached home enjoys a pleasant open aspect to the rear and offers superb family accommodation, with open plan living plus a spacious separate lounge complemented by five generous double bedrooms and three bathrooms.

The central reception hall features fitted cloaks storage and double doors into the

lounge, with a contemporary open plan kitchen with dining and family rooms extending across the rear. The kitchen has been upgraded with bespoke interior fittings and additional appliances, and there are also a utility and cloakroom to the ground floor. Five double bedrooms and a four piece family bathroom are accessed from the first floor part galleried landing, with a guest en suite and fitted wardrobes also servicing bedroom two. The luxurious principal bedroom has private use of a fully fitted dressing room and en suite bathroom, and pleasant woodland and water park views can be appreciated from the rear facing bedrooms. Outside, there is ample parking to the front as well as access via an

electric door to the integral double garage, and the south facing rear garden presents a generous space to landscape as desired. The property benefits from a further 6 years on the NHBC warranty and is serviced by mains gas central heating and double glazed windows.

Kingfisher Gardens lies in a secluded setting between Branston and the rural village of Tatenhill. An array of amenities including pubs, restaurants and takeaways, a Co-Op and convenience shops can be found within walking distance, and the market town of Burton on Trent offers comprehensive leisure and convenience amenities including supermarkets, a cinema, shopping centres and

gyms. The property lies within walking distance of Schools including Rykneld Primary, Paget High and the highly regarded John Taylor Free School. The development borders Branston Water Park and the Trent & Mersey Canal, both of which offer idyllic walking and cycling routes, and the scenic Peak District National Park can be reached in around 45 minutes. A location suited to commuters, Branston acts as an A38 corridor giving swift access to the A50 and M6 Toll, rail travel in Burton on Trent provides regular and direct links to Derby and Birmingham, and the International airports of Birmingham, East Midlands and Manchester are all within an easy drive.



- Executive Detached Family Home
- Contemporary Open Plan Living
- Popular Private Development
- Open Aspect to Branston Water Park
- Private South Facing Garden
- Reception Hall & Spacious Lounge
- Open Plan Kitchen with Dining & Family Rooms
- Utility & Cloakroom
- Five Excellent Double Bedrooms
- Master Suite with Dressing Room & En Suite Bathroom
- Guest En Suite & Family Bathroom
- Integral Double Garage & Ample Parking
- 6 Years NHBC Warranty
- Walking Distance to Amenities & Schools
- Well Placed for Commuter Routes & Rail Travel



Reception Hall 5.64 x 2.14m (approx. 18'6 x 7'0)

The front door opens into a spacious hallway, having Amtico flooring, stairs rising to the first floor with storage beneath and a door opening into the open plan kitchen to the rear of the property. Glazed double doors open into:

Lounge 5.34 x 3.81m (approx. 17'6 x 12'6)

A beautifully presented and generous reception room, having a window to the front

Open Plan Living & Dining Kitchen 11.24 x 4.4, 3.22m (approx. 36'10 x 14'6, 10'6)

A most impressive and beautifully designed space, having a contemporary fitted kitchen, dining area with garden views and a generous family room. The **Kitchen** comprises a range of gloss wall and base units with granite work surfaces over, housing an inset sink with side drainer and hot/cold/filtered water tap and a range of integrated appliances including dishwasher, oven, microwave, gas hob and fridge freezer. Additional units have been added to incorporate a wine fridge, the interior fittings have been upgraded to include a pull out Pantry cupboard and refuse cupboard, and there is a breakfast bar to one side. A window from the kitchen overlooks the rear garden and Amtico flooring extends into the **Dining Area** where bifold doors open out to the gardens terrace and gardens. The **Family Room** again extends to a generous size and has a window to the rear

Utility 3.9 x 1.65m (approx. 12'9 x 5'4)

Fitted with base and additional wall units coordinating with those of the kitchen having granite work surfaces over, an inset sink, Amtico flooring and a door to the side. There are spaces for a washing machine and tumble dryer

Cloakroom

Comprising pedestal wash basin and WC, with Amtico flooring and tiled splashbacks





Stairs rise to the **First Floor Landing** 5.84 x 2.2m (approx. 9'1 x 7'3), where there is access to the insulated loft space and doors opening into the **Airing Cupboard** housing the hot water cylinder and:

Master Bedroom 4.77 x 3.55m (approx. 15'7 x 11'7)

A spacious principal bedroom having window to the front and private use of:

Dressing Room 2.26 x 1.52m (approx. 7'5 x 5'0) – plus wardrobes

A fabulous fully fitted dressing room having a range of mirror fronted wardrobes and storage. The door leads into:

En Suite Bathroom 2.83 x 2.3m (approx. 9'3 x 7'6)

Fitted with a modern suite having twin wash basins, WC, double ended bathtub and double shower, with tiled flooring, half tiled walls, a window to the side and a chrome heated towel rail

Bedroom Two 4.35 x 3.05m (approx. 14'3 x 10'0)

Another double room having window to the rear with pleasant garden and woodland views, bespoke fitted wardrobes and private use of:

En Suite 3.08 x 1.5m (approx. 10'1 x 5'0)

Comprising fitted wash basin, WC and double shower, with tiled flooring, half tiled walls, a window to the rear and a chrome heated towel rail

Bedroom Three 3.82 x 3.67m (approx. 12'6 x 12'1)

Having a window to the rear aspect with attractive views towards Branstons Waterpark

Bedroom Four 4.1 x 3.84m (approx. 13'6 x 12'7)

Having a window to the front

Bedroom Five 3.06 x 2.36m (approx. 10'1 x 7'9)

A fifth double room having a window to the rear

Family Bathroom 3.8 x 1.99m (approx. 12'5 x 6'6)

Comprising a luxury suite having fitted wash basin, WC, bathtub and separate shower, with tiled flooring, tiled walls, a chrome heated towel rail and a window to the side





Ground Floor



First Floor





Outside

The executive home lies on the desirable Coopers Croft, a contemporary private development backing onto the protected Branstons Waterpark. The block paved driveway provides private parking for a number of vehicles, and there are well tended foregardens to one side. The drive gives access into the **Double Garage** 5.27 x 4.8m (approx. 17'3 x 15'9) having an electric entrance door, power, lighting and a courtesy door to the side

South Facing Gardens

The immaculately landscaped rear garden enjoys a good degree of privacy and extends to a generous size, being laid to a paved terrace, and securely enclosed lawns offering plenty of scope to landscape as desired. The shed is included in the sale, gated access gives access out to the front, and there is exterior lighting, power and a water point. The garden borders mature woodland and a pleasant open aspect over the nearby Branstons Water Park



Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B	86 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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 individual room, area and plot measurements are provided as an indication only. We endeavour to ensure all are as accurate as possible, but it is advised that prospective purchasers should satisfy themselves by inspection or otherwise to the accuracy of figures provided.

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.