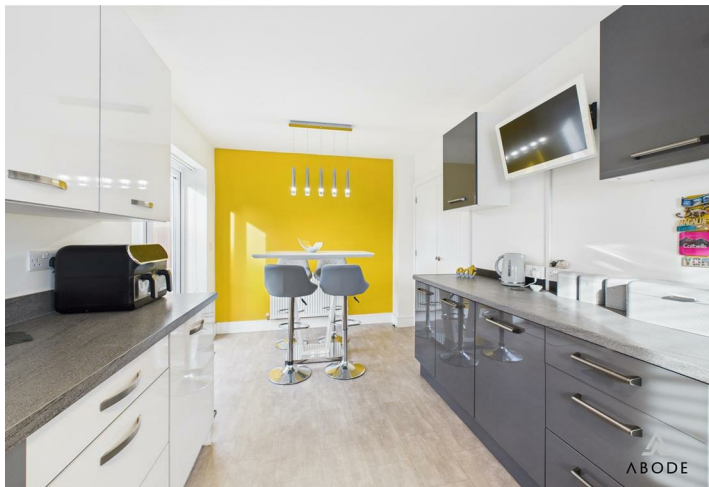






A beautifully presented three-bedroom semi detached home located in the popular Branston area, offering modern accommodation throughout and a generous, low-maintenance rear garden with substantial storage. The property provides an excellent layout for family living, with a spacious living room, a contemporary kitchen diner opening to the garden, three well-proportioned bedrooms including a master with en-suite, and a family bathroom. Positioned close to local amenities, schools, and transport links, it represents an ideal opportunity for a variety of buyers.



Accommodation

GROUND FLOOR

The property is entered through a front door into a welcoming hallway with doors leading to the principal ground-floor rooms and the staircase rising to the first floor.

To the front elevation sits the living room, a superbly sized reception space stretching the full depth of the home. Dual-aspect windows allow excellent natural light, and the room comfortably accommodates both seating and media furniture, making it a versatile and relaxing family space.

To the rear is the impressive kitchen diner, fitted with a broad selection of modern high-gloss units in contrasting tones, complemented by ample worktop space, integrated appliances, and space for further freestanding items. The dining area enjoys views over the rear garden and features French doors leading directly outside, perfect for day-to-day family use and entertaining.

Completing the ground floor is the WC cloakroom, fitted with a low-level WC and pedestal wash hand basin.

FIRST FLOOR

The first-floor landing provides access to three bedrooms and the family bathroom.

The master bedroom is positioned to the rear elevation and benefits from built-in wardrobes and



its own en-suite shower room, fitted with a corner shower cubicle, low-level WC, wash hand basin, heated towel rail, and neutral tiling.

Bedroom two is also a generous double, with two front-facing windows and fitted mirrored wardrobes spanning one wall, offering excellent storage.

Bedroom three is a well-proportioned single room overlooking the front elevation, ideal for a child's room, guest room, or home office.







The family bathroom is finished in a modern neutral style and includes a panelled bath with shower over and glazed screen, pedestal wash hand basin, and low-level WC.

OUTSIDE

The rear garden is a standout feature—both spacious and low-maintenance. It offers artificial lawn for year-round usability, paved pathways, and a secure fenced boundary. At the far end of the garden sits a large timber outbuilding, comprising a covered seating area and a sizeable enclosed workshop/storage room with twin doors. This provides an excellent multi-use space for outdoor entertaining, hobbies, a home gym, or further storage.

LOCATION

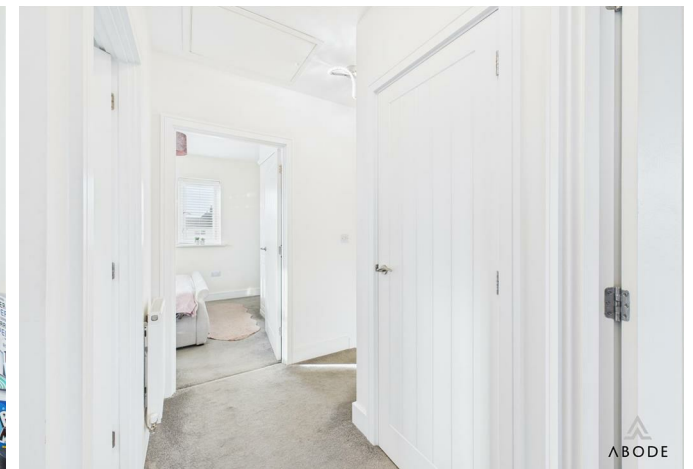
Branston is a consistently popular area of Burton-on-Trent, well known for its convenient access to schools, local shops, parks, and everyday amenities. The area benefits from strong transport links, including access to the A38 for routes toward Derby, Lichfield, and Birmingham, and nearby Burton train station offering regular rail services. The property sits within an established residential community, making it a practical and appealing choice for families and commuters alike.

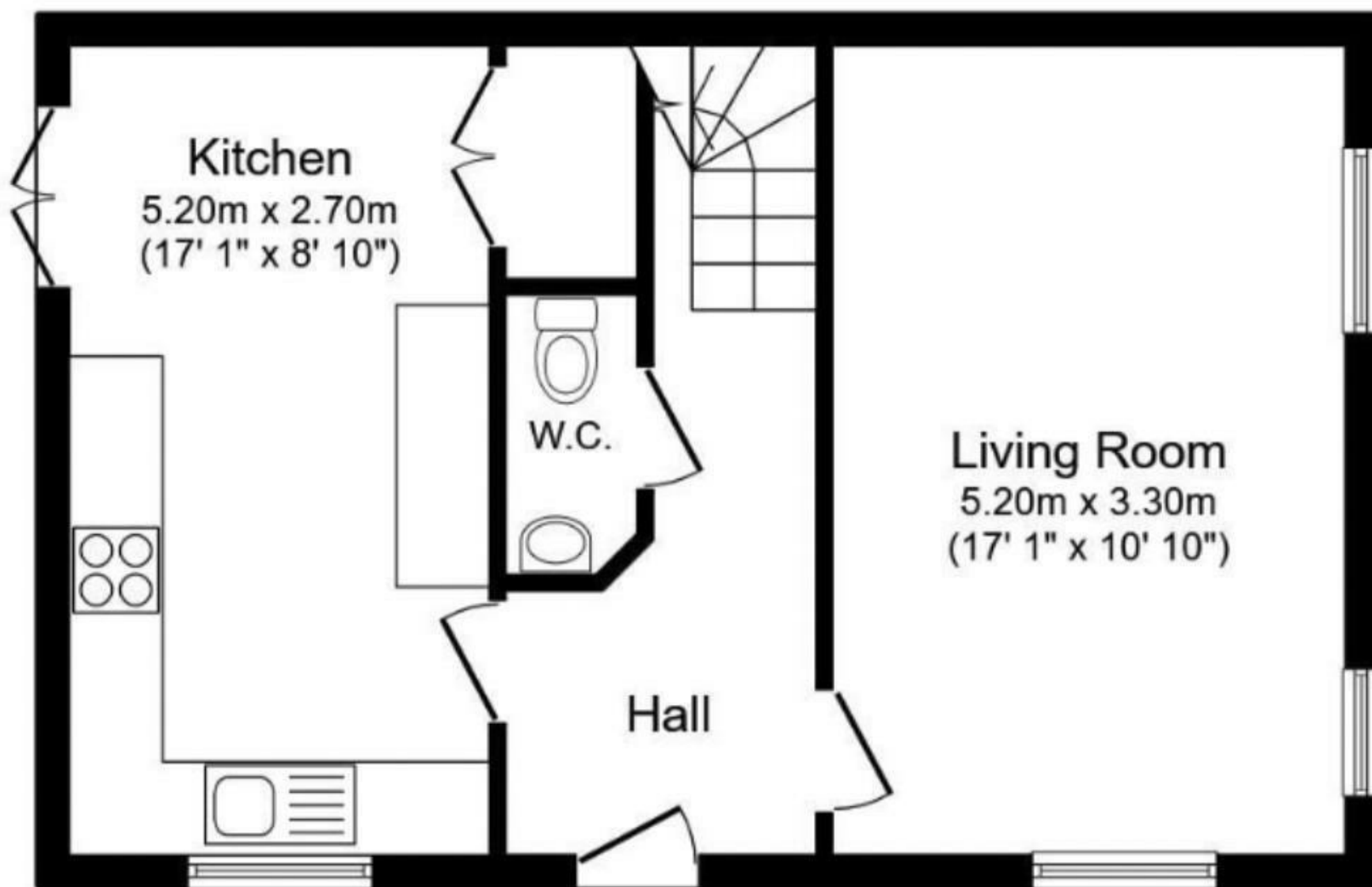




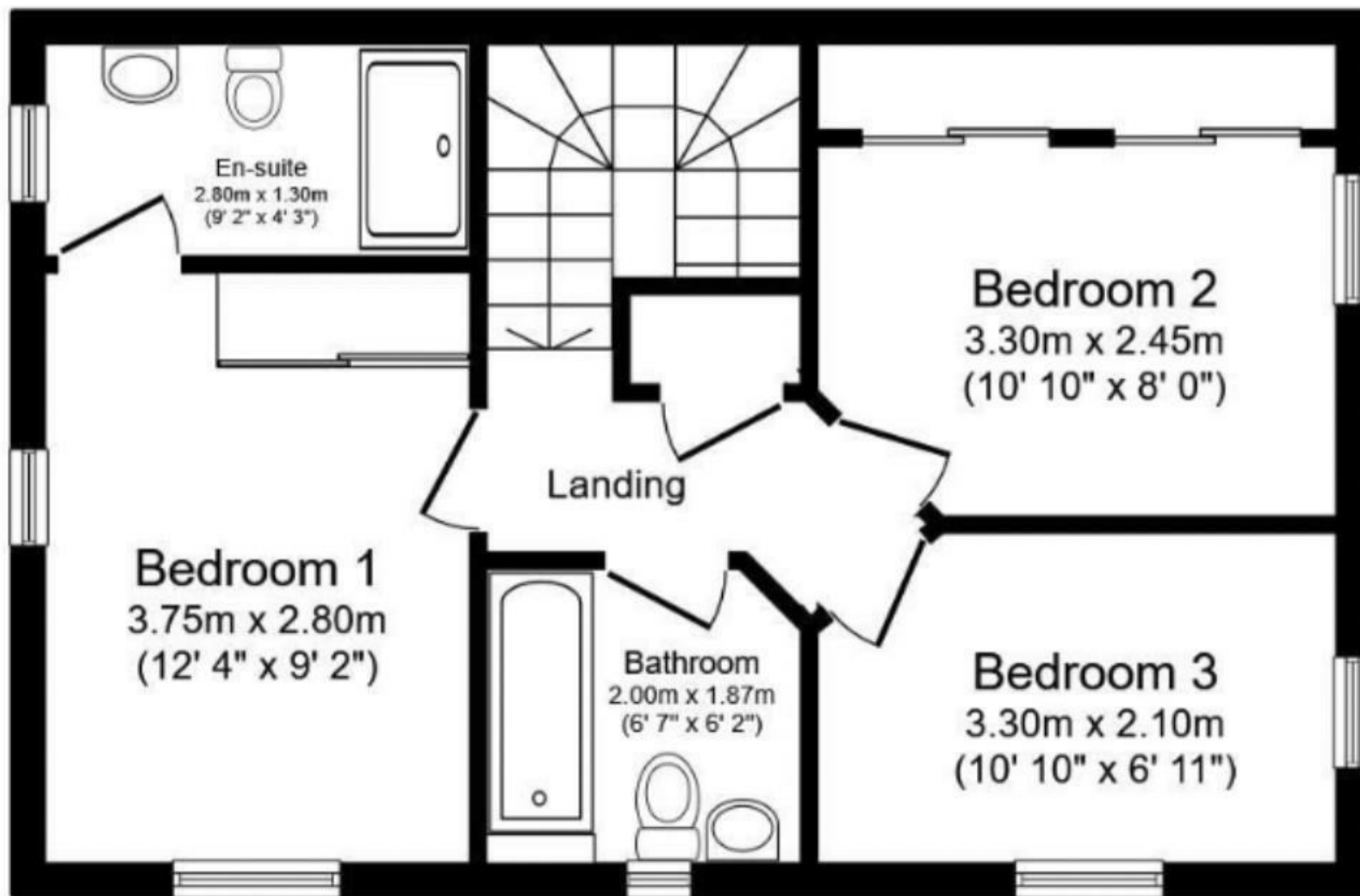




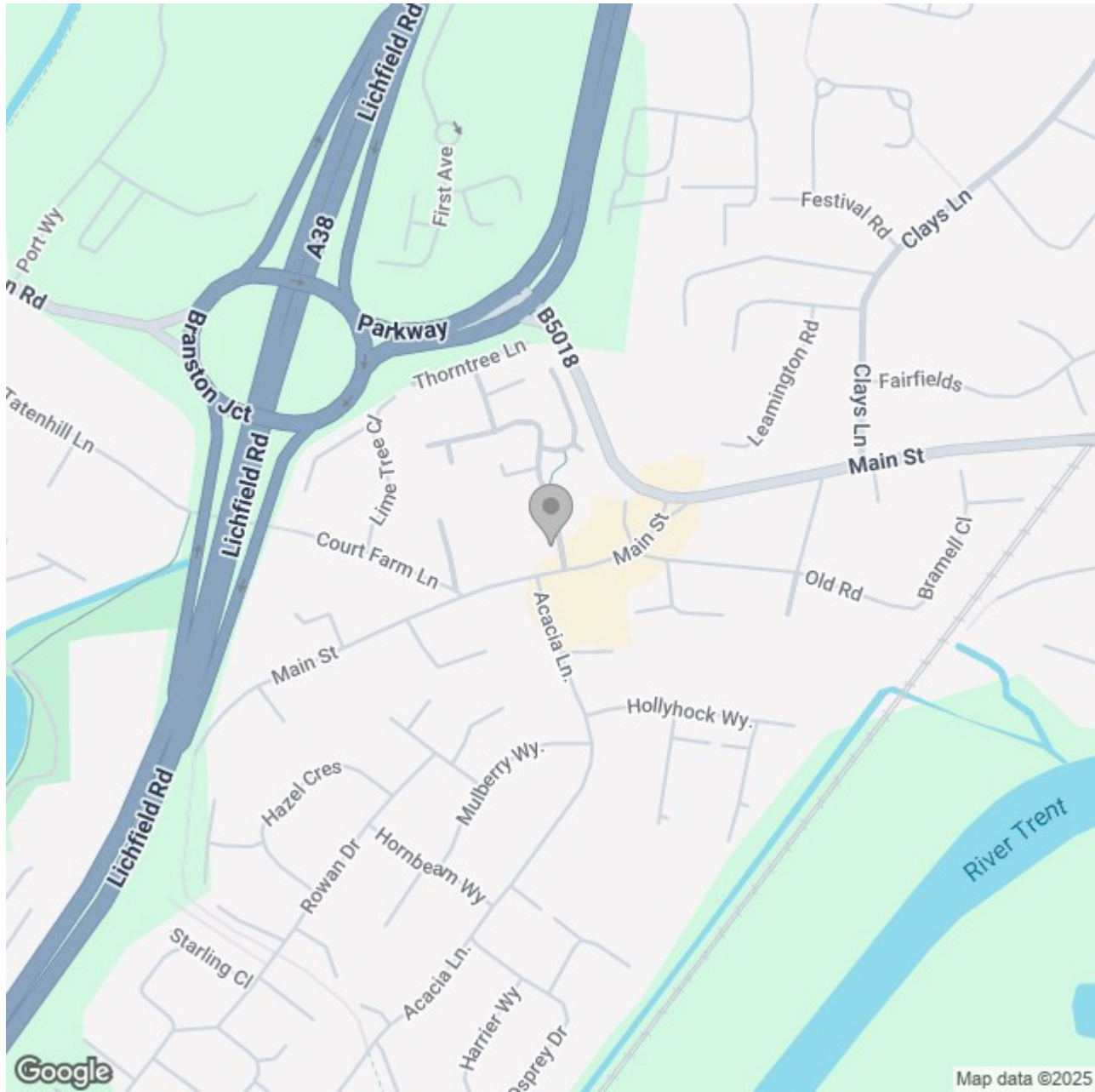




Ground Floor



First Floor



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive 2002/91/EC