

Situated in a modern development in Branston, this well-presented four-bedroom detached home offers generous living space, contemporary styling, and practical features ideal for families. The property benefits from a spacious open-plan kitchen/dining/living area, a separate study, four well-proportioned bedrooms including a master with en-suite, a family bathroom, off-street parking, and a detached garage. The rear garden provides a low-maintenance outdoor space with multiple seating areas. Viewing is highly recommended.



## Accommodation

### Ground Floor

The property is entered through a modern front door into a welcoming hallway finished with high-gloss marble-effect tiled flooring that flows through much of the ground floor. The hallway provides access to the study, WC cloaks, and the impressive open-plan kitchen/dining/living room, with stairs rising to the first floor.

To the front, the study offers a useful and versatile space, ideal for home working or use as a snug. The WC cloaks is fitted with a wash-hand basin, tiled splash back, and WC.

Positioned across the rear of the home is the standout feature: an expansive open-plan kitchen/dining/living/family room. This superb space is ideal for modern family living and entertaining. The living area comfortably accommodates multiple sofas and enjoys dual-aspect light including a large window to the front. The dining area provides ample room for a full-size dining set, while the kitchen is fitted with contemporary gloss units, complementary work surfaces, integrated appliances including double oven, gas hob with extractor, stainless steel splash back, dishwasher, and fridge-freezer space, plus a wine cooler. French doors open out onto the rear garden, enhancing the social flow of the space.

### First Floor

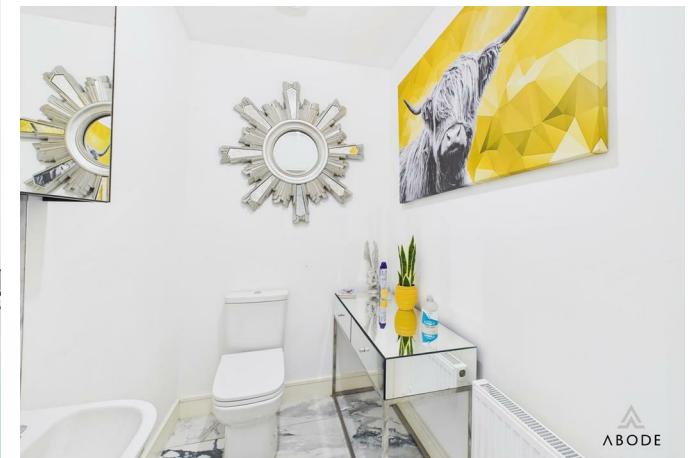


The first-floor landing provides access to four bedrooms and the family bathroom.

The master bedroom is a generous double with twin aspect windows and its own en-suite, fitted with a walk-in shower, wash-hand basin, WC, heated towel rail, and part-tiled walls.

Bedroom Two is another spacious double room overlooking the rear garden, providing ample room for bedroom furniture.







Bedroom Three is a good-sized double positioned to the front elevation.

Bedroom Four is a well-proportioned single room suitable as a child's bedroom, dressing room, or additional office.

making it ideal for commuters. Nearby green spaces, walking routes, and recreational areas further enhance the appeal of this well-connected residential setting.

The family bathroom is fitted with a three-piece suite comprising a panelled bath with handheld shower attachment, wash-hand basin, WC, heated towel rail, recessed spot lighting, and part-tiled walls. A separate walk-in shower cubicle completes the space.

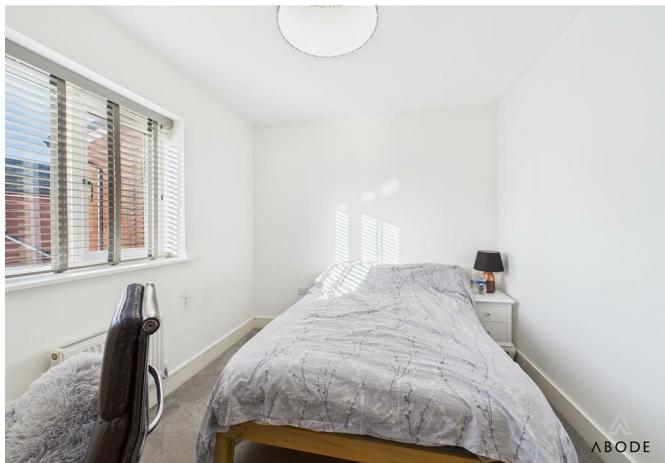
#### Outside

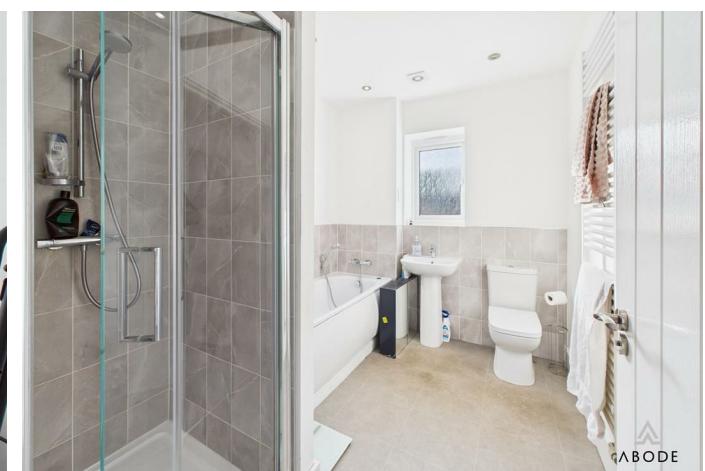
To the front, the property features a small garden area with planting and a pathway to the entrance. A driveway provides off-street parking and leads to the detached garage, ideal for storage or vehicle parking.

The rear garden offers a private, low-maintenance space with a combination of patio areas and decorative slate pathways. There are multiple seating zones, raised planters, and space for outdoor dining. Secure fencing encloses the garden, making it suitable for families and pets.

#### Location

Located in Branston, the property offers convenient access to a wide selection of local amenities including shops, supermarkets, schools, health services, and eateries. The area benefits from excellent transport links to Burton town centre, the A38, Derby, and Lichfield,

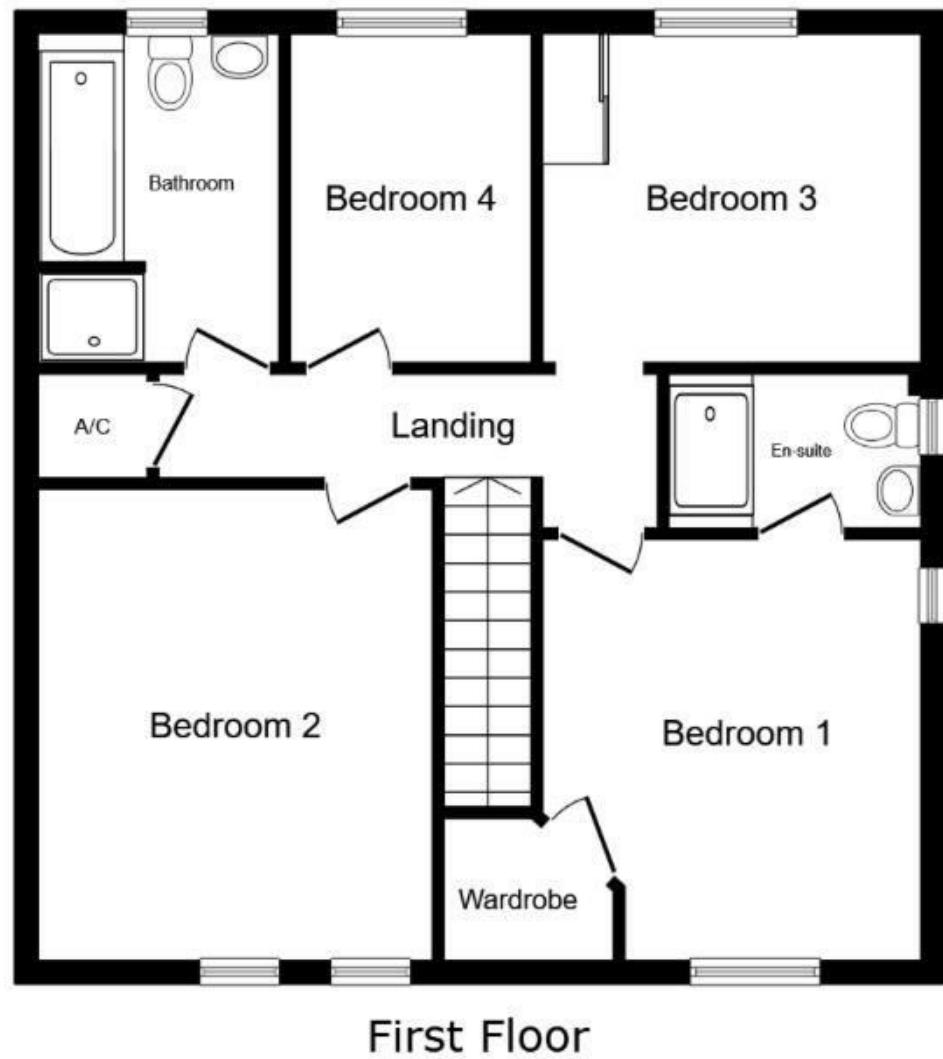
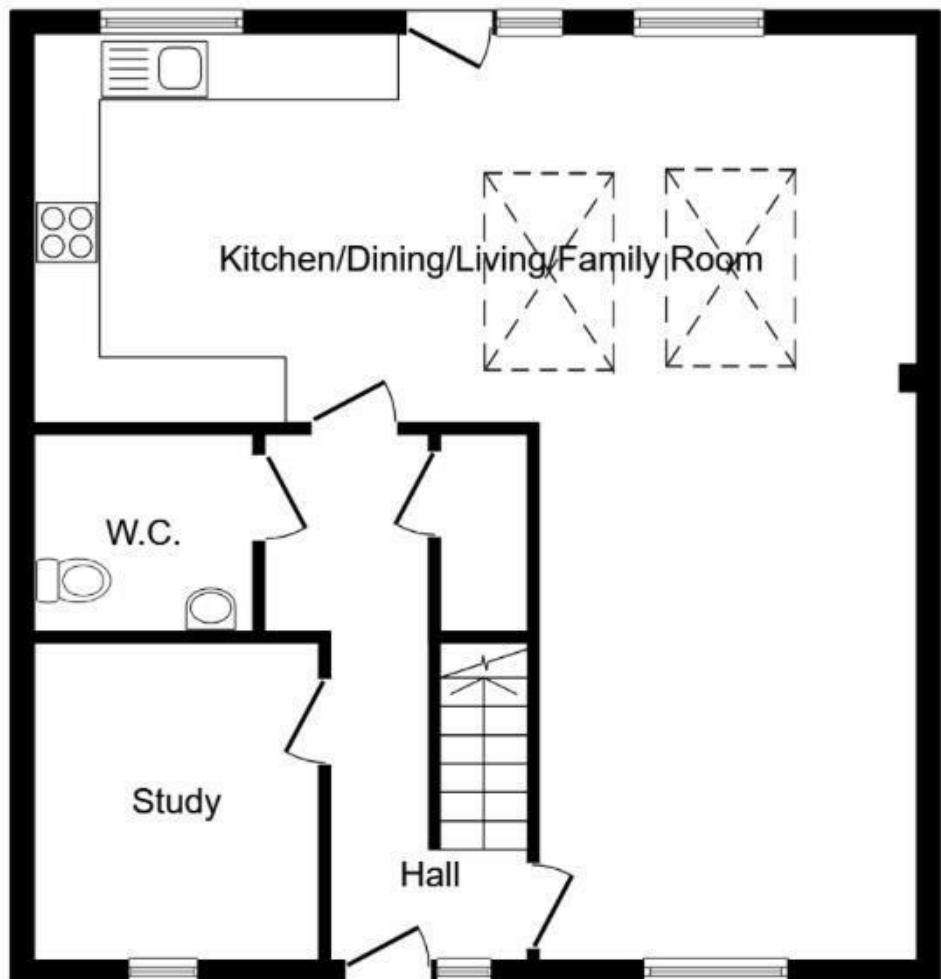




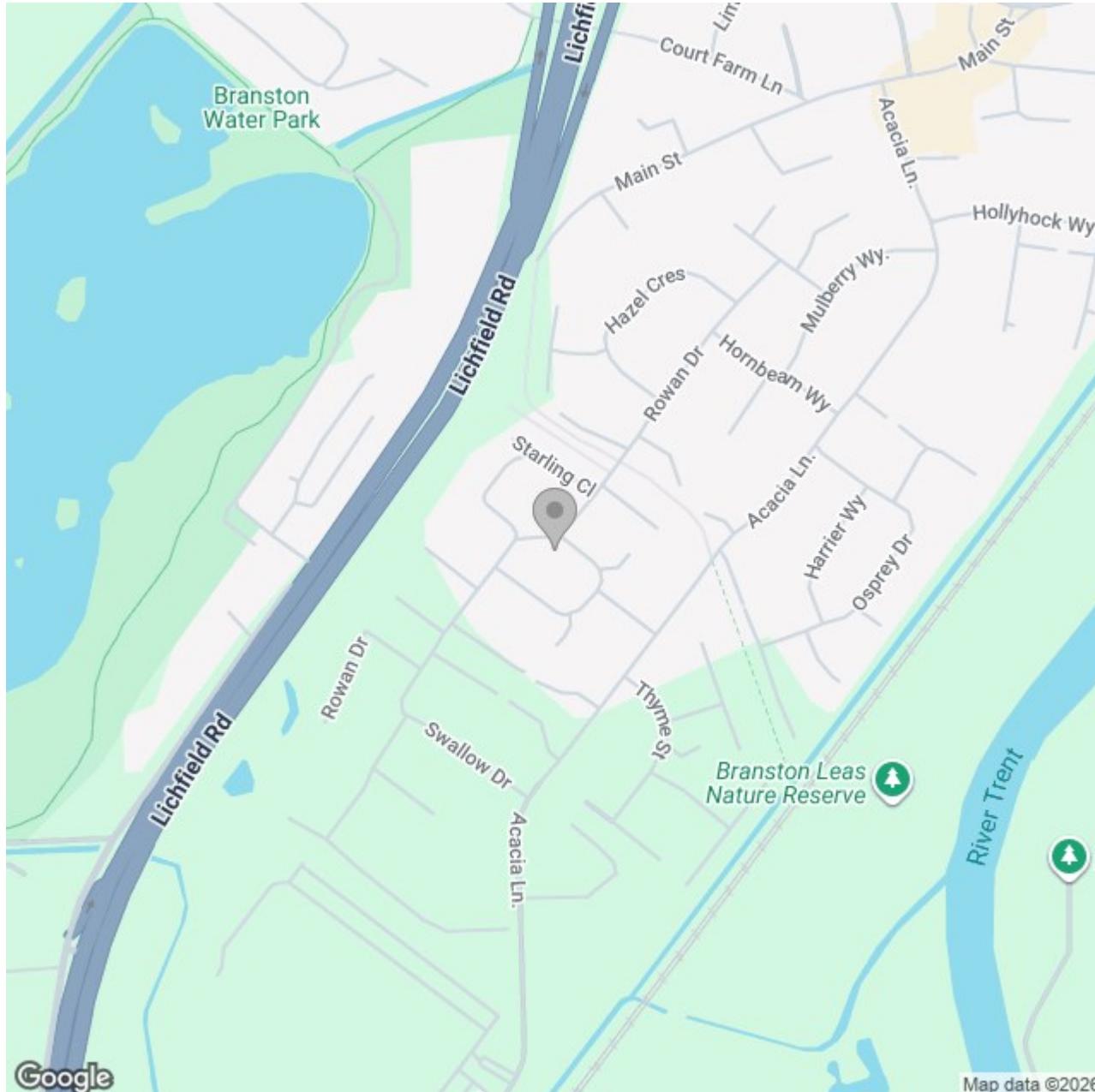












## Energy Efficiency Rating

	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		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC