



£370,000

4 Bedroom Detached House for sale

3 MULBERRY WAY, BRANSTON, BURTON-ON-TRENT



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SALES AND LETTINGS



Overview

BOOK YOUR VIEWING VIA OUR EWEMOVE WEBSITE OR CALL 24/7!
Contemporary living at its best with a spacious kitchen/diner/family room leading to the private landscaped rear garden with a fabulous seating area and BBQ included. MUST BE VIEWED!



Key Features

- Contemporary Family Home
- Open Plan Kitchen/Diner/Family Room
- 2 Reception Rooms
- Low Maintenance Landscaped Garden - Great For Entertaining!
- NEST Controlled Heating - Energy Efficient Property
- Spacious Family Bathroom
- En suite Shower Room & Walk-In Wardrobe
- Close To Excellent Local Amenities & Schools
- Excellent Transport Links
- BOOK YOUR VIEWING VIA OUR EWEMOVE WEBSITE OR CALL 24/7!





This contemporary home is situated in the heart of Branston, close to local amenities which includes the renowned "Birds Bakery" as well as a Co-Op. It is also just a short walk to Branston Water Park and Branston Golf Club.

A private driveway welcomes you and your guests, leading the way to a generously sized single garage, ensuring ample parking without compromise.

To the front of the property there is a living room, and office/play room offering flexible options to suit your lifestyle.

The heart of this home is its impressive kitchen-diner/family room. Here, the boundaries between indoor and outdoor living blur as the space seamlessly extends onto the private rear garden, creating an idyllic haven for family meals bathed in sunlight or for hosting unforgettable gatherings. But there's a surprise in store inside – a creative concealed magnetic wall, where you can showcase art, capture memories, or simply spark conversations!



The kitchen itself is equipped with a gas hob, a double oven and a dishwasher that promises to make post-feast cleanup a breeze. A neighbouring utility room stands ready to accommodate your laundry needs, with ample space for a washing machine and tumble dryer, ensuring that household chores remain tucked away from the main living spaces.

Completing this level, a thoughtfully designed downstairs wc and an under stairs storage cupboard adds a touch of convenience.

Upstairs there are Four well-proportioned bedrooms, providing ample

space to nurture a growing family or to house your guests.

The family bathroom is fitted with a luxurious four-piece suite, while the master bedroom takes it up a notch with an en suite shower room and a walk-in wardrobe, embracing a sense of privacy and luxury.

Back outside, the rear garden has been thoughtfully recreated, offering a fabulous outside entertaining space with a seating area nestled underneath a pergola, Astro turf, and a built-in BBQ for outdoor cooking!

Offering a haven of spacious living and contemporary comforts, this home is not to be missed. Book your viewing via our EweMove website or call us 24/7 to take a look at this stunning family home.

Floorplans

GROUND FLOOR
885 sq.ft. (82.2 sq.m.) approx.



1ST FLOOR
691 sq.ft. (64.2 sq.m.) approx.



TOTAL FLOOR AREA : 1576 sq.ft. (146.4 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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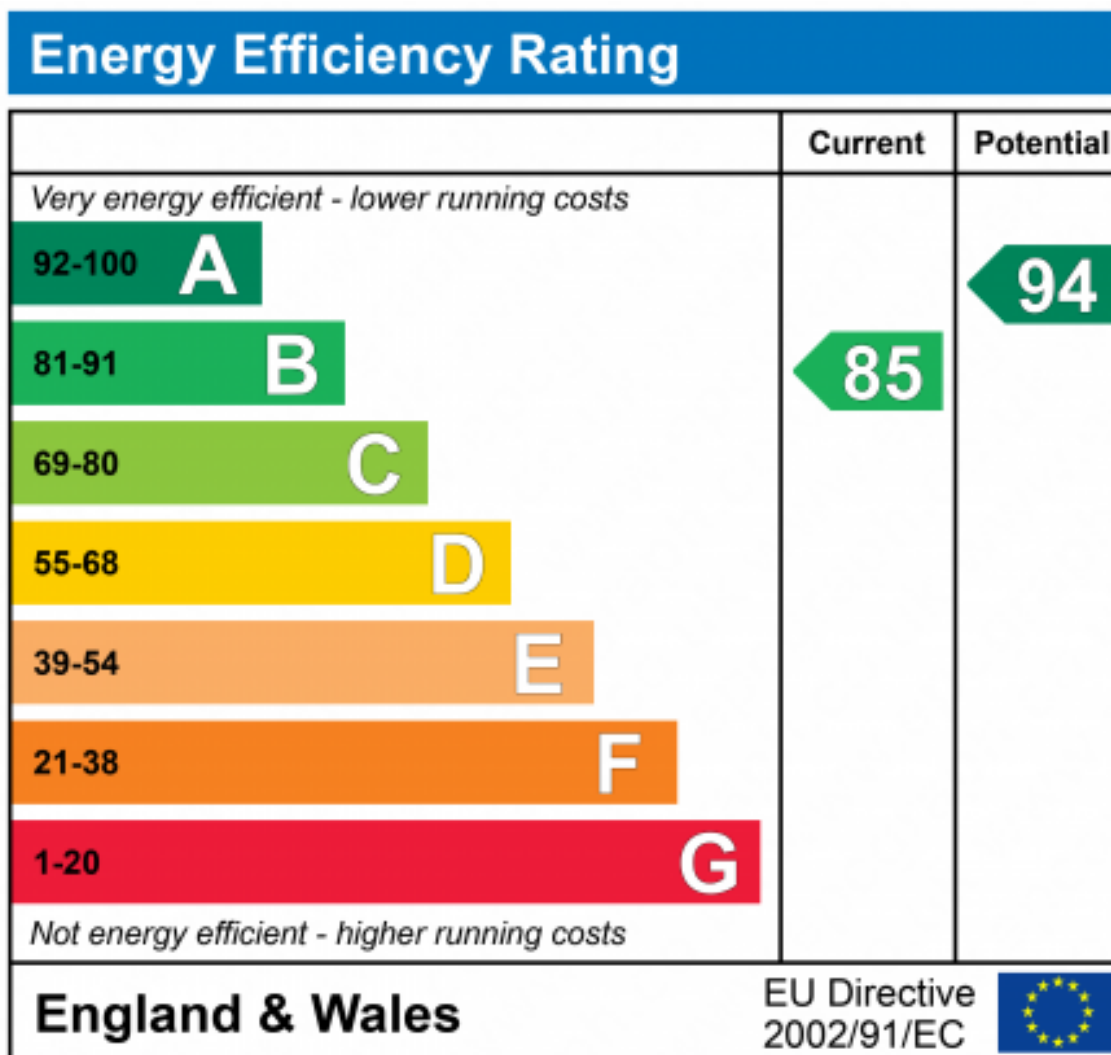
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For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.

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Marketed by EweMove Barton

01543 624118 (24/7)

lichfield.barton@ewemove.com



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