



Olive Close, Branston, Burton-On-Trent, DE14 3GQ

Offers Over £270,000

Nicholas
Humphreys

Olive Close, Branston, Burton-On-Trent

A modern Detached Family Home built by St Modwen Homes the on the Branston Leas development. This family residence is presented to a high standard with the internal accommodation offering Entrance Hallway, Fitted Guest Cloakroom with a modern white cloakroom suite, a fitted Kitchen with a wide selection of contrasting base and eye level wall units with built in double oven, five ring gas hob with extractor hood above in stainless steel, fridge freezer and dishwasher.

The open plan Lounge Diner is set across the rear elevation with French patio doors opening into the generous sized rear garden.

The first floor accommodation has the Master Bedroom suite with Dressing Area with built in wardrobes and modern En-suite Shower Room, Two Further Double Bedrooms set across the front elevation and modern fitted Family Bathroom. Outside the home has a front driveway and Single Integral Garage also providing access to an enclosed garden mainly lawn with fenced boundaries. The front elevation offers a double width driveway and leads to the garage. All viewings by appointment only.



The Accommodation

A modern Detached Family Home built by St Modwen Homes the on the Branston Leas development. This family residence is presented to a high standard with the internal accommodation offering Entrance Hallway, Fitted Guest Cloakroom with a modern white cloakroom suite, a fitted Kitchen with a wide selection of contrasting base and eye level wall units with built in double oven, five ring gas hob with extractor hood above in stainless steel, fridge freezer and dishwasher.

The open plan Lounge Diner is set across the rear elevation with French patio doors opening into the generous sized rear garden.

The first floor accommodation has the Master Bedroom suite with Dressing Area with built in wardrobes and modern En-suite Shower Room, Two Further Double Bedrooms set across the front elevation and modern fitted Family Bathroom. Outside the home has a front driveway and Single Integral Garage also providing access to an enclosed garden mainly lawn with fenced boundaries. The front elevation offers a double width driveway and leads to the garage. All viewings by appointment only.

Entrance Hallway

Guest Cloakroom

Fitted Kitchen

3.58m x 2.24m (11'9 x 7'4)

Lounge Diner

4.55m x 3.99m (14'11 x 13'1)

First Floor Landing

Master Bedroom

4.17m max x 2.74m + dressing area (13'8 max x 9'0 + dressing area)

En-suite Shower Room

2.97m x 1.78m (9'9 x 5'10)

Bedroom Two

4.17m x 2.95m (13'8 x 9'8)

Bedroom Three

3.45m x 2.18m (11'4 x 7'2)

Bathroom

2.13m x 1.91m (7'0 x 6'3)

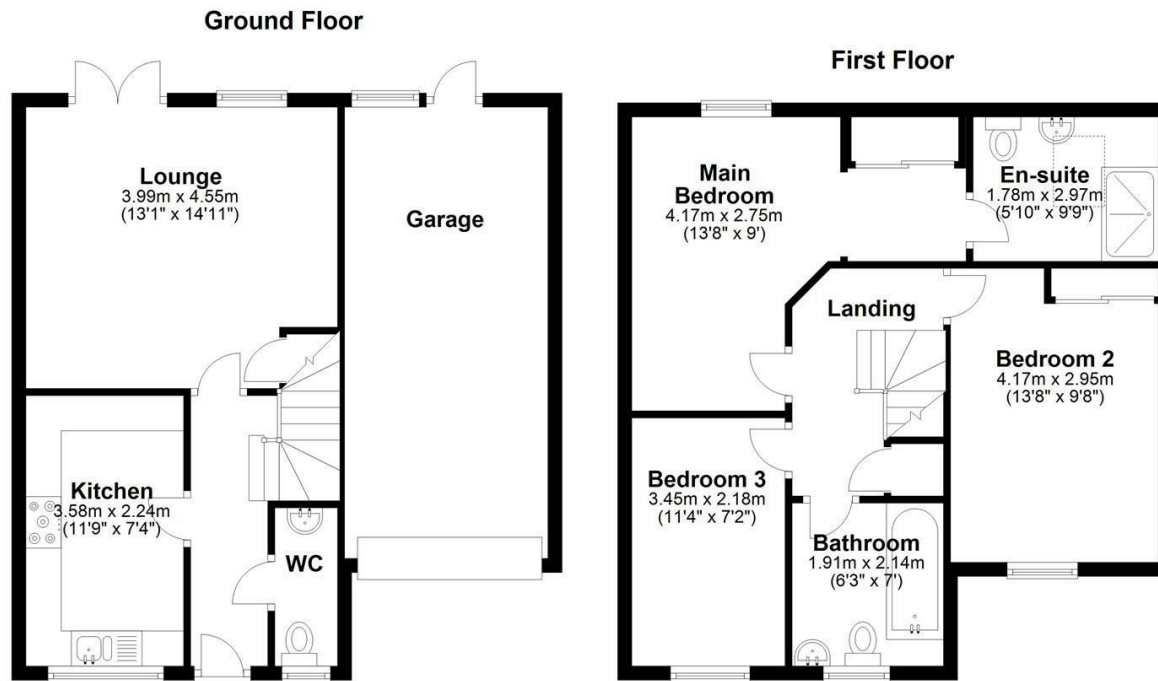
Single Garage

Rear Garden & Driveway

Draft details awaiting vendor approval and subject to change.







NICHOLAS HUMPHREYS. This Floorplan is for illustrative purposes only and while reasonable efforts have been made to ensure its accuracy, it is not to scale and measurements should not be relied upon. For display and layout purpose only used by NICHOLAS HUMPHREYS, as a general indication of the layout. It does not form any part of any contract or warranty. Plan produced using PlanUp.

Council Tax Band D
Freehold

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	83	
(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	

Services. If & where stated in the details main's water, gas and electricity are understood to be available to the property, none of these have been tested or investigated for connection, nor any of the appliances attached thereto, have been tested by Nicholas Humphreys, who gives no warranties as to their condition or working order.

Money Laundering. Under the Protecting Against Money Laundering and Proceeds of Crime Act 2002, we must point out that any successful purchasers proceeding with the purchase will be asked for identification ie: Passport, Driving Licence, and recent Utility Bill. This evidence will be required prior to solicitors being instructed in the purchase of a property.

Agent Note. Whilst every care has been taken in preparation of these details, they are for guidance purpose only. All measurements are approximate, and whilst every care has been taken for accuracy, their accuracy should not be relied upon. Buyers are advised to recheck measurements. New development sites are increasingly implementing an on site annual management charge, all sale of property could be subject to this charge, to be verified & confirmed by your acting solicitor/ conveyancer before exchange of contracts.

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