



Leamington Road, Branston, Burton-On-Trent, DE14 3HX

Nicholas
Humphreys

£240,000

**** Four Bedroom Extended Semi ** Cul De Sac Location ****

This well-presented family home on Leamington Road in Branston offers spacious and versatile extended accommodation arranged over two floors. The ground floor features a welcoming hallway, a cosy lounge with a log-burning stove, a separate dining room, a bright conservatory, and a stylish kitchen with modern fittings.

To the first floor there are four well-proportioned bedrooms and a contemporary family bathroom. Outside, the property benefits from a large block-paved driveway, an attached garage, and a generous rear garden with decking and patio areas, all set within a private and mature plot within a cul de sac location..



The Accommodation

The internal accommodation is accessed via a welcoming front entrance that opens into a spacious reception hallway. This inviting space is enhanced by parquet wood flooring, a central heating radiator, and a staircase rising to the first floor. A door leads into the lounge, where the focal point is an inset log-burning stove set into a feature chimney breast. The room is further complemented by a UPVC double glazed window to the front elevation, part wood-panelled feature wall, coving to the ceiling, fitted wall lighting, and a central radiator.

An open archway leads through to the separate dining room, which enjoys oak-effect laminate flooring, another radiator, and patio doors that open into the conservatory. There is also access to a useful under-stair storage cupboard and an internal door leading through to the kitchen. The kitchen is fitted with a comprehensive range of cream base units and matching wall cupboards, all set beneath solid black granite work surfaces. It benefits from ceramic tile flooring, under-cabinet lighting, a UPVC double glazed window to the rear elevation, and integrated appliances including a washing machine, fridge, and dishwasher. There is a space for a freestanding range cooker and a further built-in storage cupboard beneath the stairs. A door from the kitchen also provides access out to the rear garden.

The conservatory is UPVC double glazed with a polycarbonate roof, features ceramic tiled flooring and enjoys views across the extensive rear garden, with French doors providing direct access to the outdoor patio area.

On the first floor, the master bedroom is situated at the front of the property and features a UPVC double glazed window, coving to the ceiling, a radiator, and attractive laminate flooring. Bedroom two is positioned to the rear and includes a UPVC double glazed window and radiator, while bedroom three also enjoys a rear aspect view over the garden with laminate flooring, built-in wardrobes and radiator. The fourth bedroom faces the front, and like the others, is fitted with a UPVC double glazed window and radiator. The family bathroom is fitted with a white three-piece suite, comprising a low-level WC, panelled bath with mixer tap and shower over, and a pedestal wash hand basin. The room is part tiled to the walls and further enhanced by a UPVC double glazed window, extractor fan, ceiling spotlights, and a ladder-style towel radiator.

Outside, the property enjoys a particularly attractive setting, with a sweeping block-paved driveway to the front providing off-road parking for multiple vehicles and leading to the attached garage. The rear garden is of generous proportions and offers a great degree of privacy, being screened by mature shrubs and trees. A combination of decking and paved patio areas provides ideal spaces for outdoor entertaining and relaxation. The garage is partitioned into two sections and benefits from lighting, power a UPVC double glazed window and door leading to the rear garden, and double doors providing access from the driveway.

Hallway

Lounge

3.71m x 3.43m (12'2 x 11'3)

Dining Room

4.72m x 2.46m (15'6 x 8'1)

Kitchen

3.94m x 2.26m (12'11 x 7'5)

Conservatory

4.29m x 2.92m (14'1 x 9'7)

First Floor

Bedroom One

3.20m x 2.74m (10'6 x 9'0)

Bedroom Two

3.45m x 2.74m (11'4 x 9'0)

Bedroom Three

3.35m x 2.26m (11'0 x 7'5)

Bedroom Four

2.26m x 1.83m (7'5 x 6'0)

Bathroom

1.83m x 1.78m (6'0 x 5'10)

Garage & Driveway

Property construction: Standard

Parking: Drive & Garage

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Mains Gas

Council Tax Band: B

Local Authority: East Staffordshire Borough Council

Broadband type: Fibre 1GB with EE - See Ofcom link for speed: <https://checker.ofcom.org.uk/>

Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

Useful Websites: www.gov.uk/government/organisations/environment-agency

The property information provided by Nicholas Humphrey Estate Agents is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, please contact the office and we will be pleased to check the information for you. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.

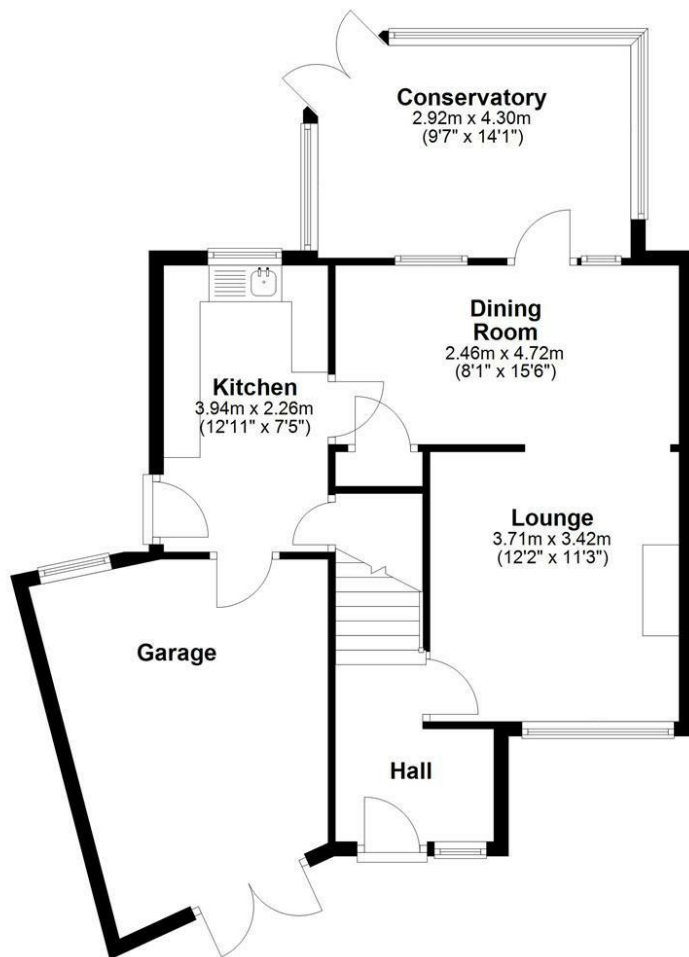
Draft details awaiting vendor approval and subject to change



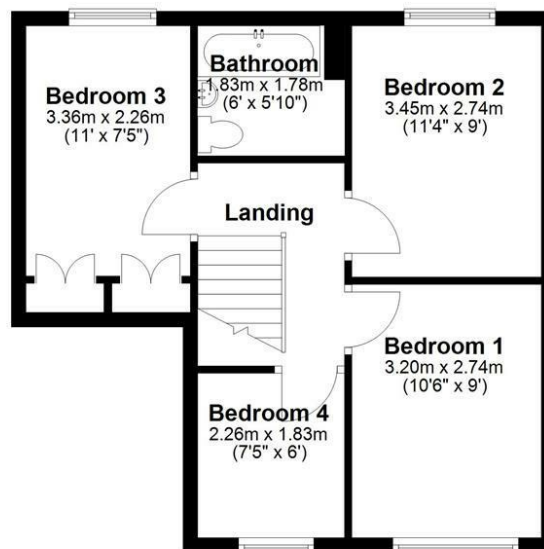


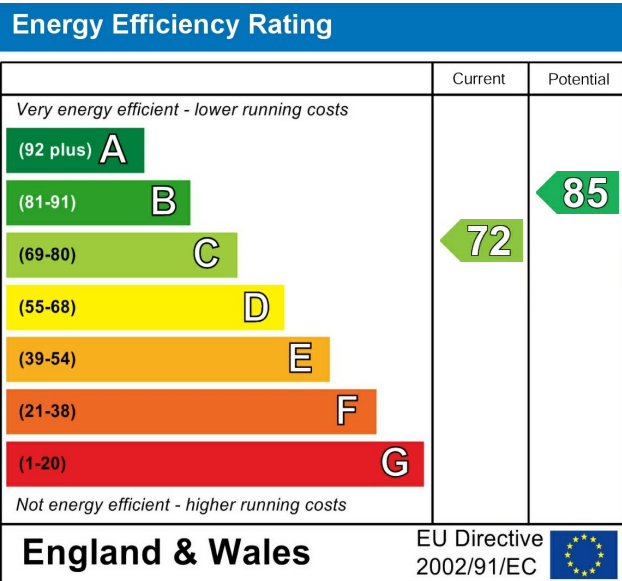


Ground Floor



First Floor





Council Tax Band B

Freehold

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.

Floor Plans. To be used as an illustrative purpose only and while reasonable efforts have been made to ensure its accuracy, it is not to scale and measurements should not be relied upon. The company displays the floor plan as a general indication of layout and it does not form any part of any contract or warranty and provides an approximate guide to layout.

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.

Survey. We advise all buyers to undertake their own investigations into the condition of the property and surroundings by an independent survey. We the Agent do not conduct a survey of the property and cannot advise on structural defects or materials used. Independent advice is required before exchange and completion.

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 and inspect the property before exchange of contracts to confirm they are satisfied with the condition of the property and surroundings before completion of the purchase. 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.

Selective License Areas. The Council's Selective Licensing Scheme requires all landlords who privately rent out properties within the designated areas to obtain a licence from the council. Within Burton on Trent the following streets have been designated: Blackpool Street, Branston Road, Broadway Street, Goodman Street, King Street, Queen Street, Shobnall Street, Uxbridge Street & Waterloo Street. A license fee for application will be payable and work to the home maybe required. Full information: <https://www.eaststaffsbc.gov.uk/housing-and-property/landlords/selective-licensing-scheme>

01283 528020
NICHOLASHUMPHREYS.COM

183 High Street, Burton upon Trent, Staffordshire, DE14 1HN