



Thorn tree Lane, Branston, Burton on Trent, DE14 3FU

Nicholas
Humphreys

£245,000

*A beautifully presented corner-style semi-detached family home set within a cul-de-sac position in Branston * The property offers a spacious lounge with French doors onto the garden, an impressive open-plan dining kitchen with appliances, guest cloakroom off a welcoming reception hallway.

To the first floor three double bedrooms, en-suite to master, and modern family bathroom. Outside is a corner plot garden, double-width driveway with EV charging point, and an enclosed rear garden with patio. Conveniently located close to local shops, cafés, and the A38 commuter route. Viewing essential.



The Accommodation

A delightful corner-style semi-detached family home, occupying a pleasant corner plot within a desirable residential location. The property offers tastefully presented accommodation throughout and is ideally positioned within walking distance of a range of local amenities.

Set back from the road, the home features a double-width driveway providing ample off-road parking together with a front lawn garden. The accommodation benefits from UPVC double glazing and gas central heating, and opens with a welcoming reception hallway, having a staircase rising off to the first floor and a useful under-stairs storage cupboard.

A modern fitted guest cloakroom provides a WC and hand-wash basin with window to the rear aspect. The dual-aspect lounge enjoys a window to the front elevation and French patio doors opening out onto the enclosed rear garden, creating a bright and inviting living space.

A particular feature of this home is the open-plan dining kitchen, offering a comprehensive range of fitted base cupboards and drawers with matching wall units. There is an integrated double oven, gas hob with extractor hood, built-in dishwasher, and freestanding appliance spaces for both a washing machine and fridge-freezer. The gas-fired combination boiler is neatly concealed within a matching unit. From the dining area, French doors lead out onto the rear garden, complemented by a front-aspect UPVC double-glazed window providing additional natural light.

The first-floor landing offers a spacious feel with access to a boarded loft via drop-down ladder, window to the front aspect, and doors leading through to the principal bedrooms.

The master bedroom suite has a built-in double wardrobe and a modern en-suite shower room comprising WC, hand-wash basin, and double shower enclosure with window to the rear elevation. There are two further well-proportioned double bedrooms, one to the front with built-in double wardrobe and one to the rear aspect.

The family bathroom features a contemporary three-piece suite offering WC, hand-wash basin, and panel bath, complemented by modern wall tiling, chrome heated towel rail, and window to the rear aspect.

Externally, the property occupies a corner plot within a cul-de-sac position, having a front lawn garden and double-width driveway with electric car-charging point. The rear garden is enclosed with fenced boundaries, laid mainly to lawn with a paved patio area and side-gated access to the front.

The home is conveniently located for nearby Branston amenities, including a bakery and café, mini-market, and local takeaways, with excellent access to the A38 commuter route for onward travel.

All viewings are strictly by appointment only

Reception Hallway

3.96m x 2.24m (13'0 x 7'4)

Guest Cloakroom

Lounge

4.88m x 3.18m (16'0 x 10'5)

Kitchen Diner

4.90m max x 3.96m max into angles (16'1 max x 13'0 max into angles)

First Floor

Master Bedroom

3.66m max x 3.23m (12'0 max x 10'7)

En-suite

2.54m x 1.19m (8'4 x 3'11)

Bedroom Two

3.78m max average x 2.59m max (12'5 max average x 8'6 max)

Bedroom Three

3.96m max x 2.24m max (13'0 max x 7'4 max)

Bathroom

2.44m x 1.73m (8'0 x 5'8)

Driveway & Garden

Property construction: Standard

Parking: Drive (off a shared Access)

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Mains Gas

Council Tax Band: C

Local Authority: East Staffordshire Borough Council

Broadband type: TBC - 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

Please ensure you have viewed the agent's full PDF branded brochure for full information regarding the property and not rely on third party website information supplied before actioning the purchase process.

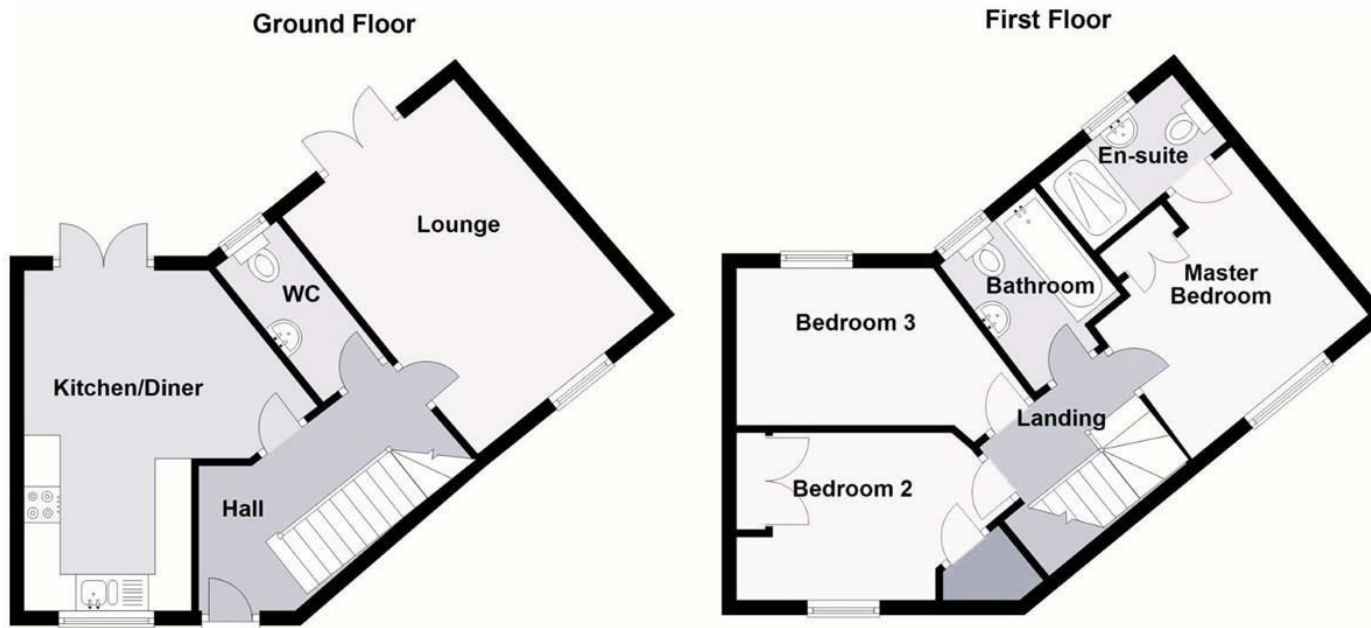
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Draft details awaiting vendor approval and subject to change

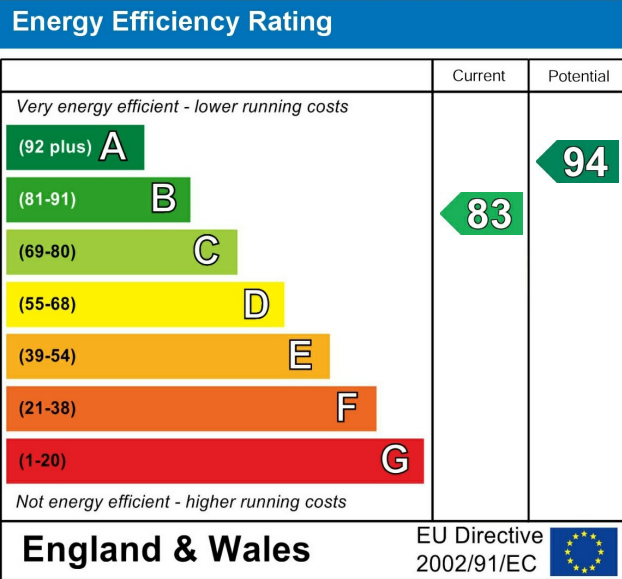








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Council Tax Band C

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.

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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>

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