



Higgott Close, Branston, Burton-On-Trent, DE14 3EB

Nicholas
Humphreys

Asking Price £315,000

A beautifully presented and much-improved detached family home, occupying a desirable cul de sac setting within the popular village of Branston. This impressive property has been tastefully modernised throughout, offering generous and versatile accommodation set within a substantial corner plot.

The home opens with a welcoming reception hallway leading through to a spacious front-aspect lounge, to the rear, the formal dining room provides an ideal entertaining space with French patio doors opening directly onto the enclosed garden. The modern fitted kitchen offers an excellent range of contemporary units, with integrated appliances, utility room provides space for additional appliances, and access to a guest cloakroom.

The first-floor accommodation comprises a generous master bedroom suite with a stylish en-suite shower room. Two further double bedrooms and a good-sized single bedroom share a refitted family bathroom.

Externally, the property enjoys a wide double-width driveway leading to an integral single garage, neat front lawn, and gated side access to a larger-than-average rear and side garden. With two patio areas, extensive lawn, and well-stocked borders with mature shrubs.

Situated close to the heart of Branston village, the property lies within easy reach of local amenities including Branston Golf and Country Club, village shops, bakery, and schooling. Excellent road connections are available via the A38 to both Derby and Lichfield.



The Accommodation

Occupying a desirable residential location within Branston, this superbly presented detached home has been modernised and enhanced throughout, offering spacious and versatile family accommodation set within a generous corner plot.

The home opens with a welcoming reception hallway featuring a staircase rising to the first floor accommodation and internal door through to the front-aspect lounge. The lounge enjoys a feature fireplace set within an Adam-style surround, a UPVC double-glazed window and radiator, with door leading through to the formal dining room. The dining room features laminate flooring, radiator, and French patio doors open out onto the enclosed rear garden, perfect for entertaining.

Alongside, the modern fitted kitchen offers a wide selection of base cupboards and drawers with matching high-level wall units, sink unit, built-in oven with drawers beneath, and induction hob with extractor hood above. A built-in dishwasher is also included. There is a useful walk-in under-stairs storage cupboard, single radiator, and double-glazed window overlooking the rear garden.

An internal door leads through to the utility room, providing freestanding appliance spaces for a fridge-freezer and washing machine, with a double-glazed door to the garden and wall-mounted Worcester gas-fired central-heating boiler. From here, a further door opens to the guest cloakroom, fitted with a modern white suite comprising WC, hand-wash basin with cupboard below, and UPVC double-glazed window to the side aspect.

The first-floor landing gives access to the principal bedrooms, including a generous master suite positioned across the front elevation, with twin UPVC double-glazed windows, radiator, built-in double wardrobes, and door to a modern en-suite shower room offering WC, hand-wash basin, and a walk-in double shower enclosure with part-tiled walls. There are two further well-proportioned double bedrooms to the rear aspect and a fourth single bedroom, served by a refitted family bathroom offering a white suite comprising WC, hand-wash basin, and panel bath with glass screen, thermostatic shower, complementary wall tiling, and airing cupboard housing the hot-water cylinder.

Outside, the property is set back from the road behind a double-width driveway providing off-road parking and access to the integral single garage. There is a neat front lawn garden, with side access leading to a substantial corner plot, featuring an extensive lawn with paved patio area, additional patio seating space to the rear, and a side garden area ideal for storage sheds, all stocked with mature shrubs and planting.

Reception Hallway

Guest Cloakroom

Lounge

4.88m max x 3.63m max (16'0 max x 11'11 max)

Dining Room

3.02m x 2.74m (9'11 x 9'0)

Kitchen

3.20m max x 2.92m (10'6 max x 9'7)

Utility Room

1.55m x 1.45m (5'1 x 4'9)

First Floor

Master Bedroom

3.68m x 3.63m (12'1 x 11'11)

En-suite Shower Room

2.46m x 1.68m (8'1 x 5'6)

Bedroom Two

3.43m x 2.72m (11'3 x 8'11)

Bedroom Three

3.20m max x 2.11m max (10'6 max x 6'11 max)

Bedroom Four

2.29m x 2.24m (7'6 x 7'4)

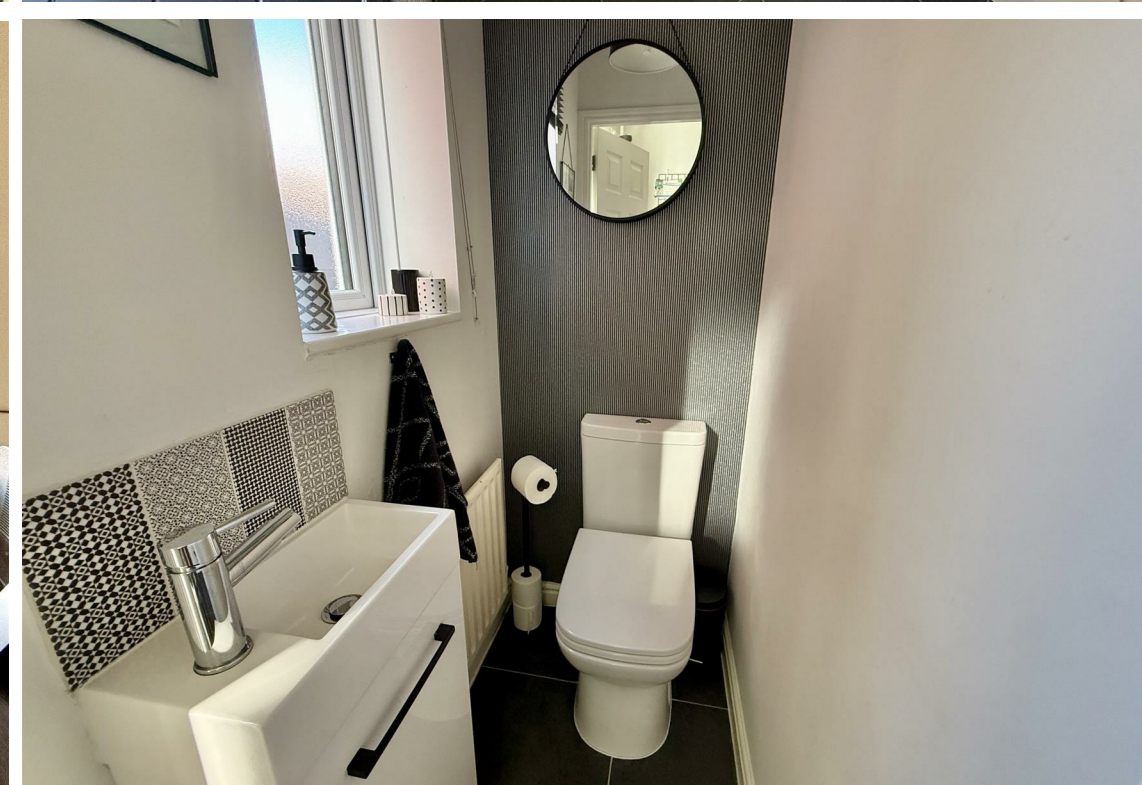
Bathroom

2.44m x 1.96m (8'0 x 6'5)

Garage & Gardens

Property construction: Standard
Parking: Drive & Garage
Electricity supply: Mains
Water supply: Mains
Sewerage: Mains
Heating: Mains Gas
Council Tax Band: D
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.
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.

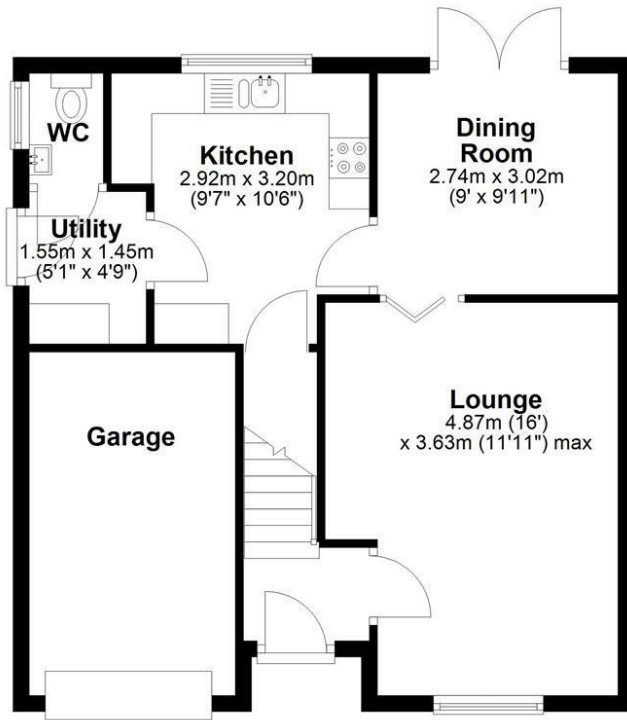
Draft details awaiting vendor approval and subject to change and awaiting EPC inspection



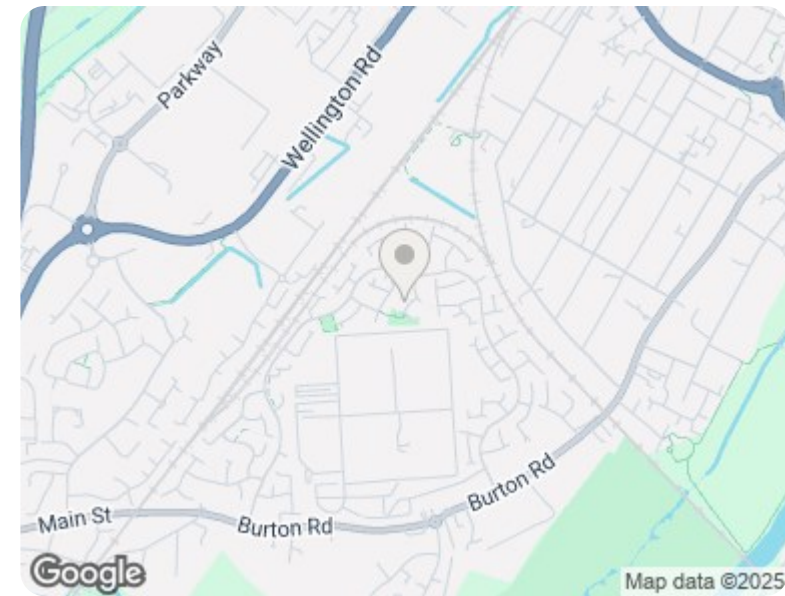
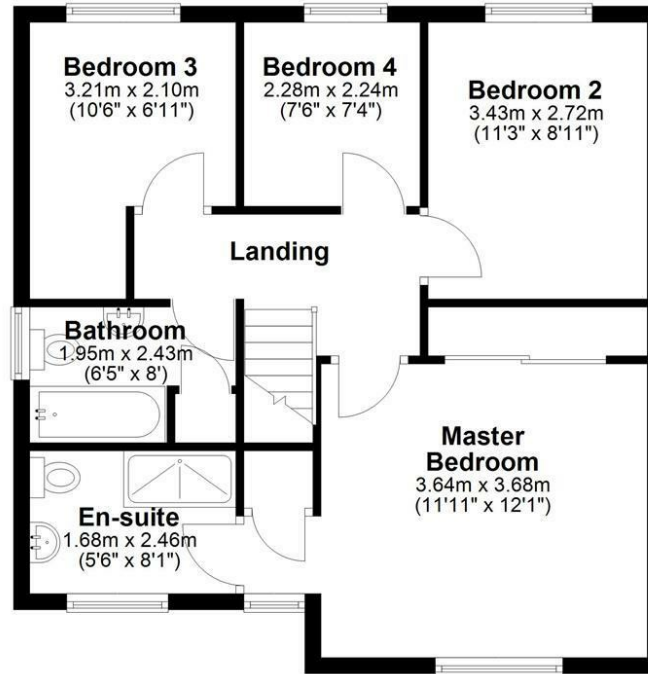




Ground Floor



First Floor



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Plan produced using PlanUp.

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		
England & Wales	EU Directive 2002/91/EC	

Council Tax Band D

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>

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