



Harrier Way, Branston, Burton-On-Trent, DE14 3UG

Nicholas
Humphreys

£219,000

**** Modern Semi ** Two Double Bedrooms ** Cul De Sac Location ** Ready To View ****

A modern semi-detached home on a popular Branston development, occupying a corner-plot cul-de-sac position. The property offers a front lounge, modern open-plan dining kitchen with integrated appliances and French doors to the landscaped rear garden, and a ground-floor guest cloakroom.

The first floor provides two double bedrooms, including a rear-aspect master with fitted wardrobes, and a contemporary family bathroom. With UPVC double glazing, gas central heating and driveway parking for two vehicles. Conveniently located for Branston amenities and the A38. Viewings strictly by appointment.



The Accommodation

A modern semi-detached home occupying an attractive corner plot within a popular cul-de-sac on this sought-after Branston development. Ideally positioned for local amenities, schooling and commuter routes, the property offers well-presented accommodation throughout together with off-road parking and a landscaped rear garden.

The property is approached via a tarmacadam driveway providing parking for two vehicles, with front lawn garden and gated side access leading to the enclosed rear garden.

The internal accommodation opens with a welcoming reception hallway, with door through to the guest cloakroom providing a modern WC, hand-wash basin, radiator and complementary wall tiling. The lounge is positioned across the front elevation, enjoying a UPVC double-glazed window overlooking the front garden and an internal door leading into the open-plan dining kitchen.

The modern fitted dining kitchen offers a wide selection of matching eye-level and base units, with an integrated fridge-freezer set behind contrasting gloss grey fascia, built-in stainless steel oven, electric hob with extractor hood above, and a one-and-a-half bowl single drainer sink unit. There is a concealed built-in washing machine, and from the dining area, UPVC French patio doors with matching side panels open out onto the landscaped rear garden.

The first-floor accommodation provides a landing with access to the master bedroom suite, positioned to the rear elevation overlooking the enclosed garden, featuring built-in wardrobes with mirrored sliding doors. The second bedroom is set to the front aspect, with UPVC double-glazed window and single radiator. The modern family bathroom is fitted with a three-piece white suite comprising WC, hand-wash basin, and panel bath with mixer tap, thermostatic twin-head shower above and fitted glass shower screen.

The home is fully UPVC double glazed and gas centrally heated, with the gas-fired combination boiler concealed within a kitchen unit.

Outside, the landscaped rear garden offers a paved patio area, lawn garden and fenced boundaries, ideal for outdoor seating and entertaining.

Conveniently located within this popular Bellway Homes development, the property lies within easy reach of Branston village amenities including shops, bakery and public houses, and is well situated for access to the A38 and major commuter networks.

All viewings are strictly by appointment only.

Hallway

Guest Cloakroom

Lounge

4.17m x 2.67m min (13'8 x 8'9 min)

Kitchen Diner

4.01m max x 3.33m (13'2 max x 10'11)

First Floor

Bedroom One

3.38m to wardrobes x 2.69m (11'1 to wardrobes x 8'10)

Bedroom Two

4.01m max x 2.39m max (13'2 max x 7'10 max)

Bathroom

Driveway & Garden

Property construction: Standard

Parking: Drive

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Mains Gas

Council Tax Band: B

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

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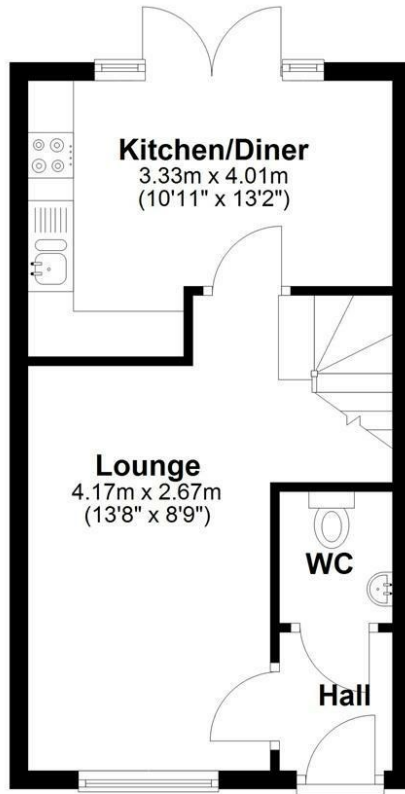
Draft details awaiting vendor approval and subject to change



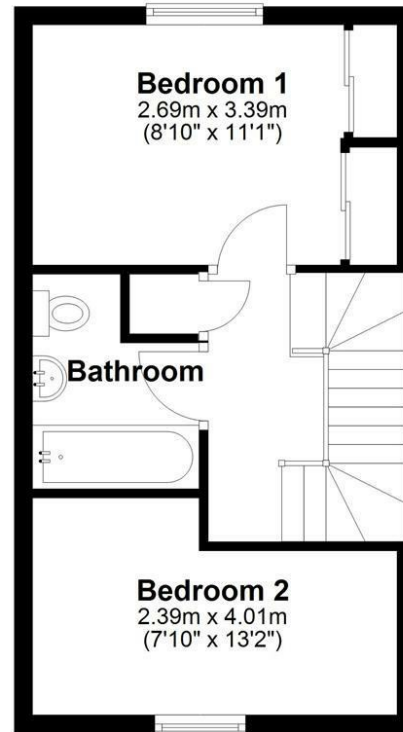




Ground Floor

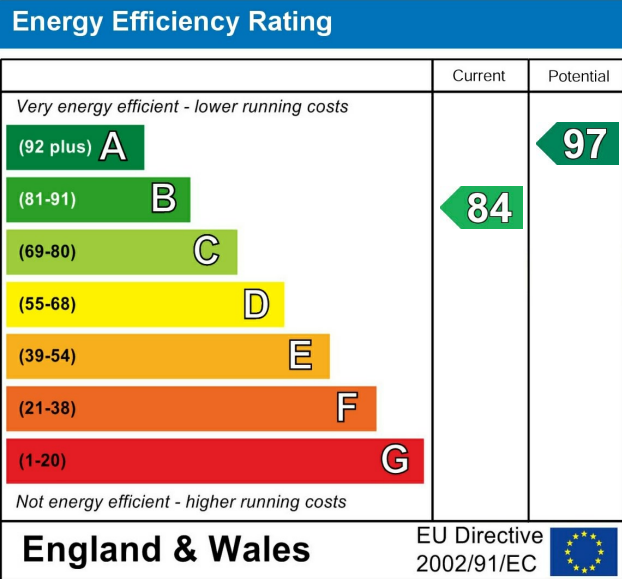


First Floor



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Plan produced using PlanUp.





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.

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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.

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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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