



Osprey Drive, Branston, Burton-On-Trent, DE14 3RQ

Nicholas
Humphreys

£270,000

Situated on the ever-popular Osprey Drive development in Branston, this spacious three-storey family home offers well-presented and versatile accommodation throughout. The ground floor opens with a welcoming hallway, guest cloakroom, and a stunning deep-blue fitted dining kitchen with integrated appliances and breakfast bar. Across the rear, a generous lounge features French doors opening out onto the enclosed rear garden, ideal for entertaining.

To the first floor, there are two double bedrooms, one with built-in wardrobe, together with a modern family bathroom and a useful front-aspect study area. The entire second floor is dedicated to the impressive master suite, with a spacious double bedroom, walk-in dressing room, and en-suite shower room.

Outside, the home benefits from a driveway providing parking for two vehicles, a single garage, and a private low-maintenance garden with patio and covered decking area. Conveniently located close to local shops, bakery, doctor's surgery and the A38, this superb modern home is ideal for families and professionals alike.



The Accommodation

Located within this desirable and well-regarded modern development, this spacious three-storey family home offers generous and well-planned accommodation throughout.

The home opens with a welcoming reception hallway, with staircase rising to the first floor, a useful under-stairs storage cupboard, and a door through to the guest cloakroom, fitted with a modern white suite comprising WC, hand-wash basin, and double-glazed window to the front aspect.

Positioned across the front elevation is the modern fitted dining kitchen, featuring decorative preparation work surfaces and a stylish deep-blue range of base cupboards and drawers with matching wall units. The kitchen includes a host of integrated appliances, incorporating an oven, electric hob with extractor hood above, wine cooler, and built-in fridge-freezer. Finished with ceramic tiled flooring, complementary wall tiling, under-cupboard lighting, a breakfast bar area, and housing for the the concealed gas-fired combination boiler supplying domestic hot water and central heating.

Across the rear elevation lies the spacious lounge, with French patio doors and matching side panels opening directly onto the enclosed rear garden, creating a bright and sociable family space.

The first-floor accommodation offers a landing with staircase rising to the second floor and a useful study area positioned to the front aspect. There are two double bedrooms on this level—one overlooking the rear garden and fitted with built-in wardrobes, and another to the front elevation, together with a family bathroom, fitted with a three-piece white suite comprising WC, hand-wash basin, and panel bath with electric shower and fitted glass screen, complemented by wall tiling.

The second floor is dedicated to the master bedroom suite, featuring a spacious double bedroom with window to the front aspect, a walk-in dressing room with built-in wardrobes and rear skylight, and a private en-suite shower room offering a WC, hand-wash basin, and double shower enclosure with skylight and contemporary wall tiling.

Externally, the property benefits from a driveway to the side, providing ample parking for two vehicles and leading to a single garage. A gated side access leads to the enclosed rear garden, designed for ease of maintenance with a paved patio, covered decking area, and screen fencing, offering a high degree of privacy.

Ideally situated within the modern part of Branston, the home enjoys convenient access to local amenities including a village bakery, convenience store, and doctor's surgery, alongside easy access to the A38 commuter route linking Derby, Lichfield, and the surrounding area.

Property construction: Standard

Parking: Drive & Garage

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

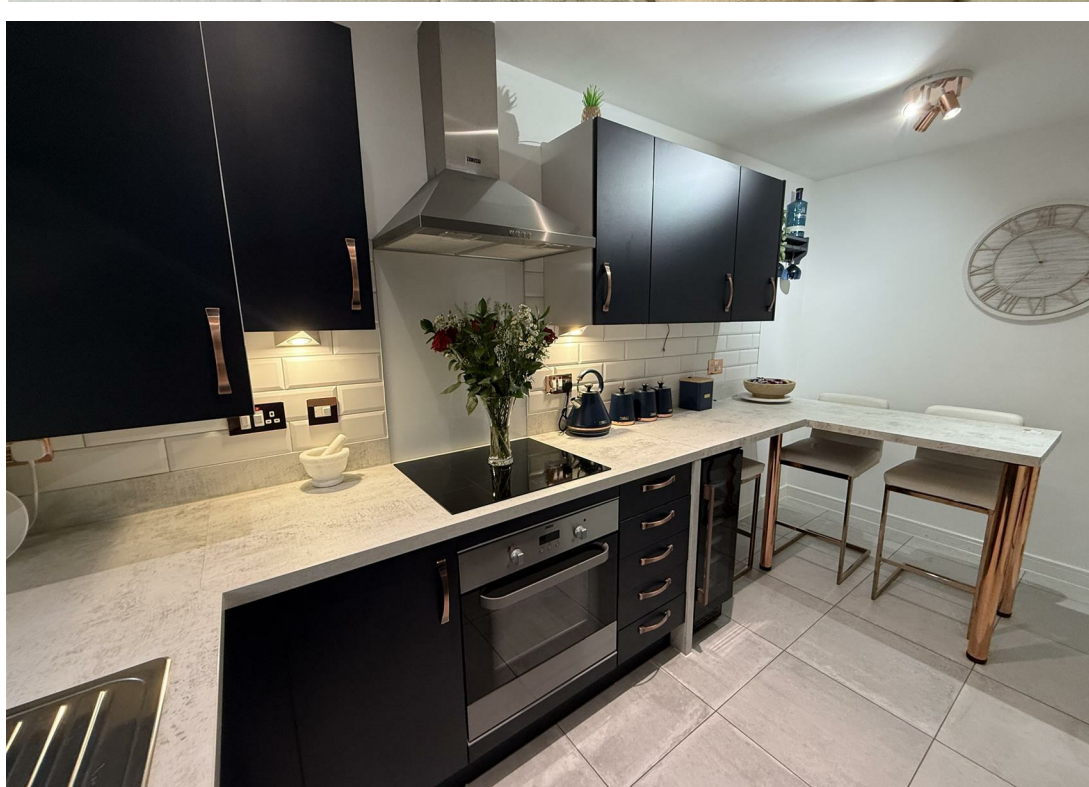
signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

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

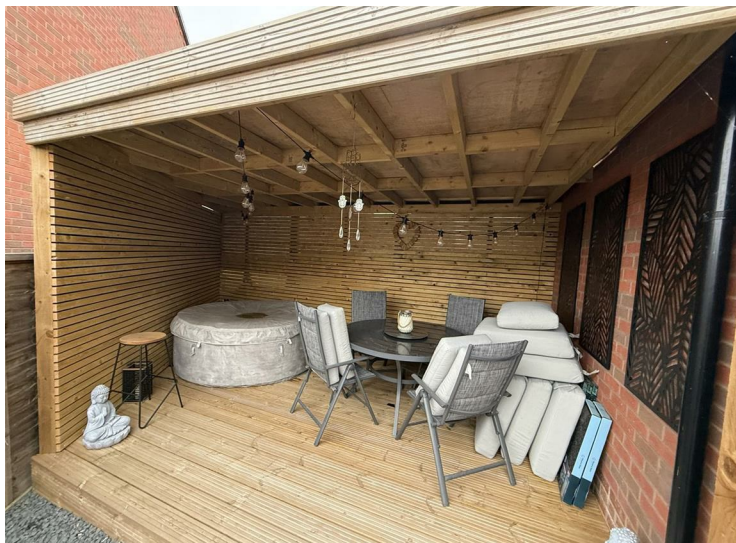
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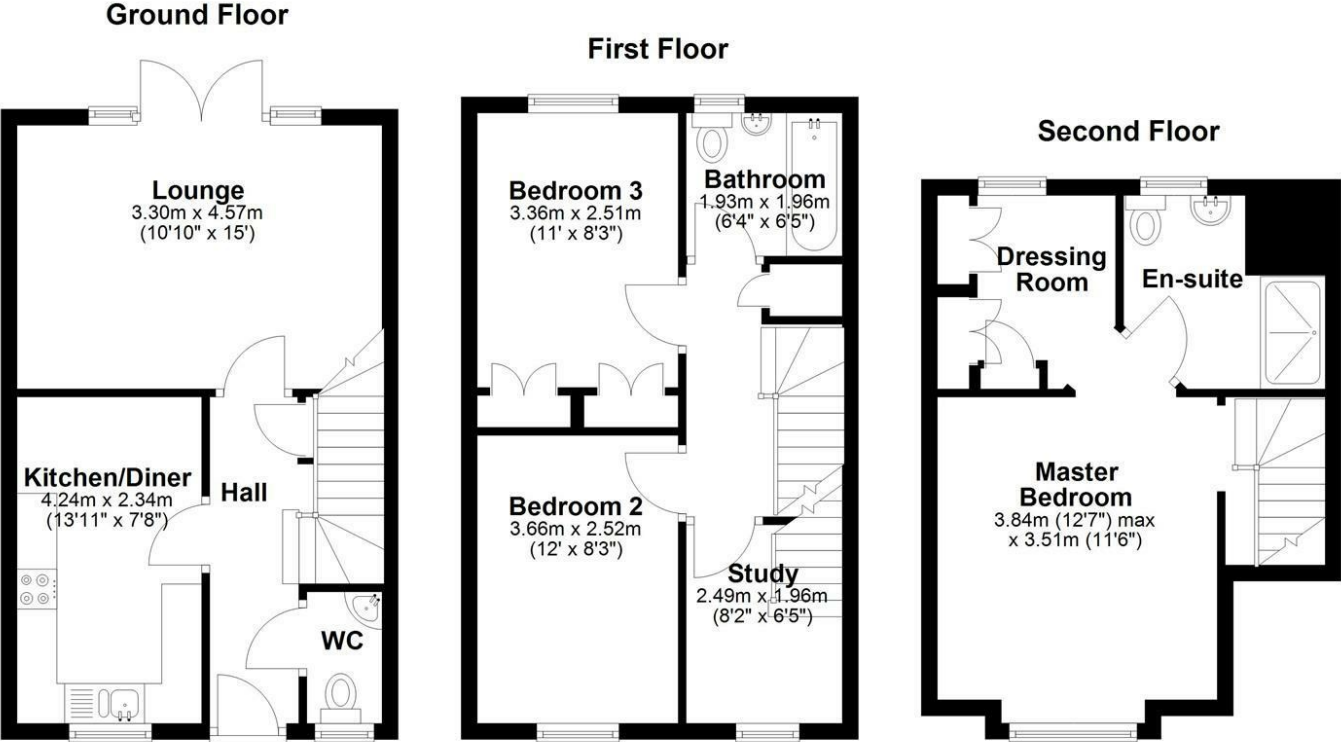
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Draft details awaiting vendor approval and subject to change









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Plan produced using PlanUp.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B	85	
(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 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.

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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