



**Coppice Road, Branston, Burton on Trent, DE13 9GF**

**Asking Price £259,950**

Nicholas  
**Humphreys**



# Coppice Road, Branston, Burton on Trent

A family semi-detached home located on the desirable Lawnswood Development between Branston & Tatenhill Village, built by Cameron Home "The Jasmine Design" is a three bedroom home with spacious interior of 81 sqm (870 Sft) accommodation, with contemporary styling, with the vendor having invested on upgrades, throughout the property. You enter the home into the welcoming reception hallway with door to the large, spacious lounge on the front aspect, which leads into the open plan kitchen diner. The rear aspect is dedicated to the kitchen diner with upgraded gloss units, stone worksurfaces with a selection of appliances including, oven and gas hob with extractor hood above, concealed fridge freezer, dishwasher, and further appliance space. Additionally the French patio doors lead directly to the rear garden, and there is a useful storage cupboard within the dining area and guest cloakroom WC.

Upstairs, there are three generous bedrooms, including one master bedroom located on the rear aspect with en suite shower room and built in wardrobes. The further two bedrooms share a stylish main family bathroom finished with a light grey wall tile and mixer shower tap above the bath, supplied by the gas fired combination boiler. The interior accommodation is tastefully decorated, with light neutral colour scheme, and white bathroom suites, with ceramic complimentary wall & floor tiling, with finishing touches of chrome.

Externally, the property benefits from parking for two cars and side gate to the generously proportioned rear garden.



## Location

Lawnswood is a stunning collection of new homes by Cameron Homes, within the Branston Locks development on the edge of Tatenhill. Lawnswood is well situated with countryside and a wealth of amenities on the doorstep. These include the desirable John Taylor Free school within walking distance, Rykneld Primary School in Branston, Branston Golf and Country Club and the National Forest, as well as, several shopping centres and a number of bars and restaurants within Burton. Lawnswood has easy access to the nearby A38 providing direct links to the cities of Lichfield & Derby.

## The Accommodation

### Hallway

### Lounge

3.91m max x 3.84m max (12'10 max x 12'7 max)

### Kitchen Diner

4.83m max x 4.11m max (15'10 max x 13'6 max)

### Guest Cloakroom WC

### First Floor

#### Master Bedroom

3.35m x 2.62m (11'0 x 8'7)

#### Bedroom Two

3.15m x 2.62m (10'4 x 8'7)

#### Bedroom Three

2.31m x 2.13m (7'7 x 7'0)

### Family Bathroom

### Driveway & Rear Garden

Draft details awaiting vendor approval and subject to change.

There is an onsite charge for the development, this charge has yet to be confirmed to the agent, and will cover exterior maintenance of green spaces around the development.

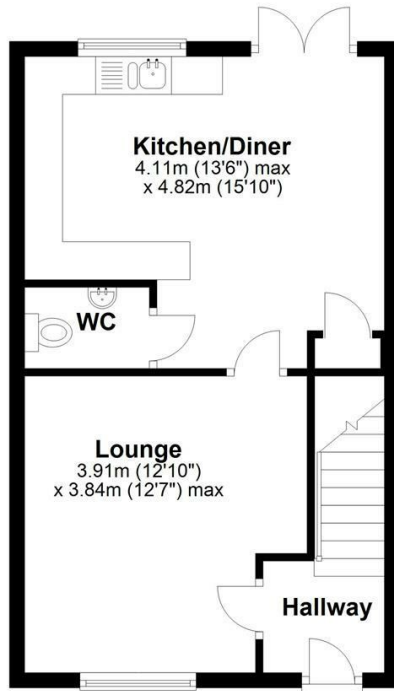




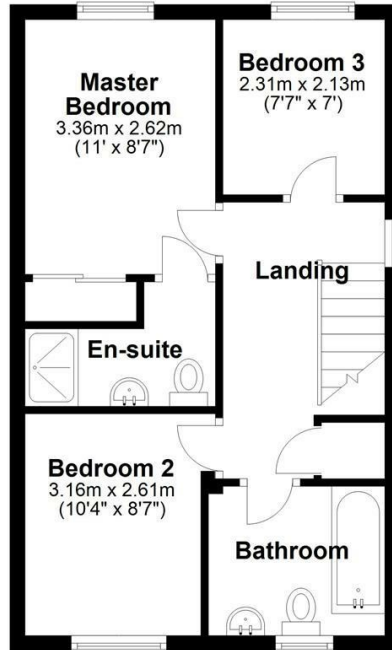




### Ground Floor



### First Floor



NICHOLAS HUMPHREYS. This Floorplan is for illustrative purposes only and while reasonable efforts have been made to ensure its accuracy, it is not to scale and measurements should not be relied upon. For display and layout purpose only used by NICHOLAS HUMPHREYS, as a general indication of the layout. It does not form any part of any contract or warranty. Plan produced using PlanUp.

**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.

**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.

**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. 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.

Council Tax Band C  
Freehold

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>96</b>
(81-91) <b>B</b>		<b>84</b>	
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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